

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 30th September, 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, D Bebbington, P Butterill, J Clowes, W S Davies,
S Edgar, A Kolker, N Mannion (substitute for Councillor Hogben), J Rhodes,
B Roberts and B Walmsley

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors J Hammond and J Wray

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Patricia Evans (Lawyer)
Ben Haywood (Major Applications - Team Leader)
Neil Jones (Principal Development Officer - Highways)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors P Groves, S Hogben and D Marren

78 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application numbers 15/2007N and 15/2008N, Councillor J Rhodes declared that she had been Chairman of the Planning Committee when they had been considered by Crewe Town Council. As it could be considered that she had pre-determined the applications, she would not take part in the debate or vote.

With regard to application number 15/2147N, Councillor J Rhodes declared that the applicant was a former colleague but that she had not seen him for a number of years. She had not discussed the application and had kept an open mind.

With regard to application number 15/2147N, Councillor S Edgar declared that it was in his Ward. He had not discussed this application and had kept an open mind.

With regard to application number 15/1849C, Councillor G Merry declared that she knew the applicant. She had not discussed the application with him and had kept an open mind.

With regard to application number 15/3485C, Councillor G Merry declared that she was a Member of Cheshire Fire Authority but that she did not know the applicant, who was a fireman.

With regard to application number 15/3485C, Councillor J Weatherill declared that she was a Member of Cheshire Fire Authority but that she did not know the applicant, who was a fireman.

With regard to application number 15/2844N, Councillor J Hammond, who was in attendance at the meeting in order to address the Committee as Ward Councillor, declared that he was a member of Haslington Parish Council but that he had not been involved in the consultation response to this application.

79 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 2 September 2015 be approved as a correct record and signed by the Chairman.

80 15/3157N LAND OFF PARADISE LANE, CHURCH MINSHULL: DEMOLITION OF EXISTING BUILDINGS, ERECTION OF 11 NO. DWELLINGS (INCLUDING 4 NO. AFFORDABLE DWELLINGS), ACCESS ROADS, GARAGING, CAR PARKING AND LANDSCAPING FOR SOTREX LTD

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

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED to enable officers:

1. To seek a re-design of the site to provide a greater level of pepper-potting for the affordable housing.
2. To consider a contribution towards the cost of school transport as a result of the education needs associated with the development.

81 15/3163N T I MIDWOOD & CO, GREEN LANE, WARDLE, CHESHIRE CW5 6BJ: OUTLINE APPLICATION FOR EXTENSIONS TO THE EXISTING WAREHOUSE, THE ERECTION OF A CANOPY AND THE CONSTRUCTION OF A DELIVERY DOCK AND REPLACEMENT CAR PARKING, INCLUDING DETAILS OF ACCESS, APPEARANCE, LAYOUT AND SCALE (DETAILS OF LANDSCAPING RESERVED FOR SUBSEQUENT APPROVAL), FOLLOWING THE DEMOLITION OF AN EXISTING OFFICE BUILDING FOR T I MIDWOOD AND CO LTD

Note: Mr H Jones attended the meeting and addressed the Committee on behalf of the applicant.

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. The subsequent approval by the Local Planning Authority before development of the landscaping of the site
 2. Application for reserved matters must be made not later than the expiration of three years from the date of this permission.
 3. Development to be implemented within 3 years of the date of this outline permission or expiry of 2 years from final approval of the last of the reserved matters.
 4. Approved Plans
 5. Parking to be provided before the approved extensions are first brought into use
 6. Materials to match existing
 7. Scheme for the disposal of surface water
 8. Retention of Trees and compliance with Arboricultural Statement
 9. Tree protection scheme
 10. Contaminated Land
- (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.

82 15/0001C LAND OFF GOLDFINCH CLOSE AND KESTREL CLOSE, CONGLETON: RESERVED MATTERS FOLLOWING OUTLINE APPROVAL OF 12/3025C FOR MRS A OAKDEN, SEDDON HOMES LTD

Note: Ms S Wozencroft 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 a formal deed of variation and the following conditions:
1. Development to be carried out in accordance with approved / amended plans
 2. Accordance with submitted ecology reports / mitigation / recommendations
 3. Accordance with details of boundary treatments
 4. Accordance with levels
 5. Path materials to be submitted and approved
 6. Accordance with 5m buffer zone along watercourse

7. Removal of permitted development rights classes A-E (extensions and outbuildings)
 8. Materials to be submitted and approved
 9. Obscured glazing on selected plots
 10. Removal of permitted development rights for openings on selected plots.
 11. Accordance with updated arboricultural report
 12. Accordance with Tree / hedgerow protection
 13. A scheme for the provision, retention and maintenance of the public 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.

**83 15/0505C LAND OFF THE MOORINGS, CONGLETON, CHESHIRE:
RESERVED MATTERS FOLLOWING OUTLINE APPROVAL (12/3028C)
FOR 38 DWELLINGS, OPEN SPACE, ASSOCIATED LANDSCAPING,
INFRASTRUCTURE, ACCESS AND DEMOLITION OF A PORTAL SHED
AT LAND OFF THE MOORINGS, CONGLETON, CHESHIRE FOR MRS
AMANDA OAKDEN, SEDDON HOMES LTD**

Note: Ms S Wozencroft 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 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 the consideration of any additional representations resulting from the extended consultation period and the following conditions:
1. Development to be carried out in accordance with approved / amended plans
 2. Accordance with submitted ecology reports / mitigation / recommendations with revision to herbicide use
 3. Accordance with details of boundary treatments
 4. Accordance with levels
 5. Path materials to be submitted and approved

6. Accordance with 5m buffer zone along watercourse
 7. Removal of permitted development rights classes A-E (extensions and outbuildings)
 8. Materials to be submitted and approved
 9. Obscured glazing on selected plots
 10. Removal of permitted development rights for openings on selected plots.
 11. Accordance with updated arboricultural report
 12. Accordance with Tree / hedgerow protection
- (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.

84 15/2007N LAND OFF BESWICK DRIVE, CREWE, CHESHIRE CW1 5NP: THE ERECTION OF A CAR DEALERSHIP AND SHOWROOM (SUI GENERIS) WITH ASSOCIATED LANDSCAPING (TO BE SECURED BY CONDITION), CAR PARKING AND ACCESS ARRANGEMENTS FOR POCHIN'S LTD AND THE SWANSWAY GROUP

Note: Having made a declaration, Councillor J Rhodes moved from the Member seating area for the duration of the Committee's consideration of this item and did not take part in the debate or vote.

Note: Mr C Copestake 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 – That the application be DEFERRED to enable officers to seek design improvements to the scheme at this gateway location and details of highway improvements at the junction of Beswick Drive/University Way.

85 15/2008N LAND ADJACENT BESWICK DRIVE, BESWICK DRIVE, CREWE, CHESHIRE: THE ERECTION OF A PETROL FILLING STATION WITH ANCILLARY SHOP FOR POCHIN'S LTD AND THE KAY GROUP

Note: Having made a declaration, Councillor J Rhodes moved from the Member seating area for the duration of the Committee's consideration of this item and did not take part in the debate or vote.

Note: Mr C Copestake 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 – That the application be DEFERRED to enable officers to seek design improvements to the scheme at this gateway location, an analysis of the pedestrian access to/through the site and consideration of how vehicles manoeuvre around the site.

86 14/3086C THIMSWARRA FARM, DRAGONS LANE, MOSTON, SANDBACH CW11 3QB: REMOVAL OF CONDITION 2 (TIME LIMIT) ON APPLICATION 11/3548C - CHANGE OF USE OF LAND TO USE AS RESIDENTIAL CARAVAN SITE FOR ONE GYPSY FAMILY WITH TWO CARAVANS INCLUDING LAYING OF HARDSTANDING AND ERECTION OF STABLES FOR MR D SHERIDAN

Note: Councillor J Wray (Ward Councillor) and Parish Councillor A Holder (on behalf of Moston Parish Council) attended the meeting and addressed the Committee on this matter.

Note: Mr P Cosnett had not registered his intention to address the Committee on behalf of the applicant. 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 Cosnett to speak.

The Committee considered a report regarding the above planning application.

RESOLVED - That, for the reasons set out in the report, the application be APPROVED for a further temporary period, subject to the following conditions:

1. Use of the land as a residential caravan site shall be discontinued on or before 14 September 2018
2. Approved plans
3. Occupation by gypsies and travellers
4. Landscaping scheme to be submitted within 3 months
5. No more than two caravans
6. External lighting to be approved
7. Details of external colour of stable block to be submitted
8. Drainage details to be submitted within 3 months
9. No commercial use
10. Manure storage details to be submitted

87 15/2844N LAND SOUTH OF HASSALL ROAD, WINTERLEY CHESHIRE: OUTLINE APPLICATION FOR THE ERECTION OF 47 DWELLINGS, WITH ASSOCIATED WORKS FOR HIMOR (LAND) LIMITED

Note: Councillor D Bebbington left the meeting and returned during consideration of this item but after returning did not take part in the debate or vote.

Note: Councillor J Hammond (Ward Councillor) and Mr M Riley (objector) 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 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), NE.12 (Agricultural Land Quality) and RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Replacement Local Plan, 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. As such it creates harm to interests of acknowledged importance.
 2. The proposal would result in loss of the best and most versatile agricultural land, the applicant has failed to demonstrate that there is a need for the development, which could not be accommodated elsewhere. The use of the best and most versatile agricultural land is unsustainable and contrary to Policy NE.12 of the Borough of Crewe and Nantwich Replacement Local plan 2011 and the provisions of the National Planning Policy Framework.
 3. The application includes insufficient information to demonstrate that the proposed development would not involve the removal of an “important” hedgerow as defined in the Hedgerow Regulations 1997. Therefore the scheme is contrary to Policy NE.5 of the Borough of Crewe and Nantwich Replacement Local plan 2011 and guidance contained within the NPPF.
 4. The proposed development is located within Open Countryside and would have a severe adverse impact upon Hassall Road, Pool Lane and Coppice Road due to the sub-standard nature of these highway routes. As a result the development would not achieve a safe and suitable access to the site for all people and this would significantly and demonstrably outweigh the benefits of the scheme notwithstanding a shortfall in housing land supply. The development is therefore contrary to Policies BE.3, TRAN.1 and TRAN.3 of the Borough of Crewe and Nantwich Replacement Local plan 2011 and the National Planning Policy Framework (paragraph 32).
- (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 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. Provision of Public Open Space and a LEAP (5 pieces of equipment) to be maintained by a private management company
3. Secondary School Education Contribution of £114,399
4. A contribution of £40,000 towards off-site highway improvements

88 15/1849C OLD COACH HOUSE ABBEYFIELDS, PARK LANE, SANDBACH, CHESHIRE CW11 1EP: CONSTRUCTION OF DWELLING FOR M FINLOW

Note: Councillor A Kolker left the meeting prior to consideration of this application.

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

Note: Mr J Webster had registered his intention to address the Committee on behalf of the applicant but was not in attendance at the meeting.

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 (3 years)
2. Plans
3. Materials – Prior approval required
4. Boundary treatment – Prior approval required – to include the replacement of Beech T7
5. Tree Protection – Prior approval required
6. Landscaping – Prior approval required
7. Landscaping – Implementation
8. Surface water drainage scheme – Prior approval required

Informative:

1. Brine Board recommendations

- (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.

**89 15/2147N LAND TO REAR OF 71, MAIN ROAD, SHAVINGTON:
OUTLINE PLANNING PERMISSION FOR THE DEVELOPMENT OF UP
TO 43 DWELLINGS OF MIXED TYPE AND TENURE WITH 30%
AFFORDABLE HOUSING PROVISION - RESUBMISSION OF 14/1669N
FOR MR ANDREW GIBBS**

Note: Parish Councillor W McIntyre (on behalf of Shavington-cum-Gresty Parish Council), Mr H Ashworth and Mrs B Kelly (objectors), Mr J Unwin (supporter) and Mr D Taylor (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. 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 and adversely effect the visual character of the landscape 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.
 2. Insufficient information has been provided to demonstrate that the site could accommodate the number of dwellings proposed together with the required level of Open Space. As such the proposed development is contrary to Policy RT.3 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the NPPF.
 3. The proposal would result in loss of the best and most versatile agricultural land. The use of the best and most versatile agricultural land is unsustainable and contrary to Policy NE.12 of the Borough of Crewe and Nantwich Replacement Local plan 2011 and the provisions of the National Planning Policy Framework.
- (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.

- (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 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. Provision of a contribution of £86,770.32 towards primary education.
 3. Provision of POS and a LEAP and a scheme of management

90 15/1964N GREEN LANE HOUSE, 31, GREEN LANE, AUDLEM, CREWE, CHESHIRE CW3 0ES: OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL BUILDING PLOT ON EXISTING GARDEN AREA FOR 4 BED DETACHED HOUSE FOR MR MARK ELLIS, MARKDEN LTD

Note: Parish Councillor H Jones (on behalf of Audlem Parish Council) and Mr M Ellis (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED – That, contrary to the planning officer's recommendation for approval, 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 NE2 (Open Countryside) and RES5 (Housing in the Open Countryside) of the Crewe and Nantwich Replacement Local Plan, 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. As such it and creates harm to interests of acknowledged importance.

2. The proposed development site is unsustainable because it is not a small, restricted gap in the continuity of existing frontage buildings, or within the confines of existing housing land or a site within the built up area of the village where the site is closely surrounded by buildings; is not located within the confines of the settlement boundary; is not within the confines of existing housing land or brownfield land outside the settlement boundary. As such it is contrary to Policy H2 of the draft Audlem Neighbourhood Plan.

91 **15/3137C BANK FARM, MACCLESFIELD ROAD, TWEMLOW, CHESHIRE CW4 8BG: 1NO NEW DETACHED DWELLING ON AN INFILL PLOT BETWEEN BANK FARM & MAPLE HAYES ON MACCLESFIELD ROAD, TWEMLOW FOR MARSHALL BARNETT**

Note: Parish Councillor M Tomkinson (on behalf of Twemlow Parish Council) and Mr P Yates (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, the application be **APPROVED** subject to the following conditions:
 1. Time Limit
 2. Development in accordance with approved plans
 3. Materials to be submitted
 4. Prior submission of electromagnetic screening measures (Jodrell Bank)
 5. Glazing specification for front elevation of property
 6. Prior to occupation/first use contamination report
 7. Landscaping
 8. Landscaping implementation
 9. Boundary treatment
 10. Tree Protection
 11. Nesting birds
 12. Prior submission of features suitable for breeding birds
 13. Obscure glazing to first floor windows to the side elevation of the proposed dwelling

Informatives:

1. NPPF
2. Contaminated Land

- (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.

**92 15/3485C 94, BRADWALL ROAD, SANDBACH CW11 1GN:
PROPOSED TWO STOREY SIDE EXTENSION AND INTERNAL
ALTERATIONS FOR MR & MRS PAUL CARRINGTON**

Note: The Principal Planning Officer read a representation from Councillor B Moran (Ward Councillor), who was unable to attend the meeting.

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

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
 - 1. Standard three year time limit
 - 2. Plans
 - 3. Materials as per application
 - 4. Obscure glaze first floor window facing 92 Bradwall Road
- (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.

**93 15/3467C LAND OFF LONDON ROAD, BRERETON, HOLMES
CHAPEL, CHESHIRE CW4 8AX: VARIATION OF CONDITIONS 2, 3
AND 4 ON EXISTING PERMISSION 14/1941C; CONSTRUCTION OF
TWO NEW DWELLINGS FOR GEORGE BARLOW**

Note: Mr J Webster had registered his intention to address the Committee on behalf of the applicant but was not in attendance at the meeting.

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 (as per original limit)
 - 2. Plans
 - 3. Materials as per application
 - 4. Tree protection – Implementation
 - 5. Tree felling/pruning – Prior submission of details

Informatives:

- 1. NPPF

2. 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.

94 **15/2980C LAND OFF CONGLETON ROAD, SMALLWOOD, SANDBACH, CHESHIRE: VARIATION OF CONDITION 2 ON APPLICATION 13/2427C -ERECTION OF 14NO. ONE AND TWO STOREY HOMES, INCLUDING 11 AFFORDABLE UNITS FOR LOCAL NEED AND FOOTPATH LINK TO SCHOOL LANE, CONSTRUCTION OF VEHICULAR ACCESS TO HIGHWAY, CHANGE OF USE OF LAND TO A CAR PARK TO BE ALLOCATED TO SMALLWOOD PRIMARY SCHOOL AND OPEN SPACE TO BE GIFTED TO SMALLWOOD PARISH COUNCIL FOR MCI DEVELOPMENTS LIMITED, PLUS DANE GROUP & BRIAN BRACEGIRDLE**

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 Unilateral Undertaking to secure amendments to refer to the new application number and reference to the revised plans

and the following conditions:

1. Time (17th February 2017)
 2. Plans
 3. Materials – As per application
 6. Environmental Management Plan – As per application 14/1042D
 7. Dust Mitigation - As per application 14/1042D
 8. PD Removal (A to D)
 9. Landscaping – Prior approval
 10. Landscaping - Implementation
 11. Tree retention – Prior approval
 12. Tree protection plan – Prior approval
 13. Arboricultural Method Statement – Prior approval
 14. Boundary treatment – Implementation
 15. Breeding birds
- (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.

**95 15/3562N THE STABLES, WARMINGHAM ROAD, CREWE, CHESHIRE
CW1 4PP: CHANGE OF USE AND TEMPORARY CLASSROOM FOR
MR ALAN JACKSON, CHESHIRE EAST 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
2. Temporary permission for 3 years.
3. Site shall be used for an Education Centre / School / Pupil Referral Unit and for no other purpose whatsoever (including any other purpose(s) in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.
4. Shall not be used for teaching purposes between 6pm and 8am
5. Special construction techniques for hardstanding under trees.
6. Tree protection Scheme
7. Implementation of Tree Protection

Informatives:

1. Hours of construction
2. Contaminated Land

(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.

The meeting commenced at 10.00 am and concluded at 2.55 pm

Councillor G Merry (Chairman)