

# **Southern Planning Committee**

## **Agenda**

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| <b>Date:</b>  | <b>Wednesday, 25th November, 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 - 18)

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

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

#### 4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A total period of 3 minutes is allocated for each of the planning applications for the following:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **14/5880C Land Off Crewe Road, Alsager, Cheshire ST7 2JL: Reserved Matters Application for 110 dwellings (33 affordable), the creation of an area of public open space and children's play area and associated works (pursuant to outline planning approval 13/3032C) for Niall Mellan, Persimmon Homes North West (Pages 19 - 30)**

To consider the above planning application.

6. **15/2910N The Gables, Bradfield Road, Leighton CW1 4QW: Extension and refurbishment to an existing former nursing care home and conversion into key worker accommodation for Ralph Murphy, Pantheon West (Pages 31 - 42)**

To consider the above planning application.

7. **15/2331N Land South Of Chester Road, Alpraham: Outline application for up to nine dwellings for A Harding (Pages 43 - 56)**

To consider the above planning application.

8. **15/2818N Land south west of Thornyfields Farm, Herbert Street, Crewe, Cheshire CW1 5LZ: Outline planning application for residential development of up to 12 dwellings, all matters reserved for CR Muller, Muller Property Group (Pages 57 - 72)**

To consider the above planning application.

9. **15/3394C Oak Farm, Church Lane, Sandbach, Cheshire CW11 4ST: Demolition of existing buildings and erection of up to 5 no. residential dwellings with associated infrastructure and ancillary facilities in Outline with Access defined-resubmission of 14/3810C for Paul Foden (Pages 73 - 98)**

To consider the above planning application.

10. **15/3563N Land Off Longhill Lane, Hankelow: Erection of 5 dwellings and creation of new vehicular access off Longhill Lane for D E Thelwell** (Pages 99 - 114)

To consider the above planning application.

11. **15/3651N Land Adjacent Yew Tree Farm, Close Lane, Alsager ST7 2JP: Outline application for residential development and access, all other matters reserved for Mr C R Muller, Muller Strategic Projects** (Pages 115 - 132)

To consider the above planning application.

12. **15/3752N 416, Newcastle Road, Shavington, Cheshire CW2 5EB: Construction of five detached two-storey dwellings with car parking and car parking for existing workshop with shared access for John Parton, A B Parton & Son Ltd** (Pages 133 - 144)

To consider the above planning application.

13. **15/3847C Sanofi Aventis, London Road, Holmes Chapel, Crewe, Cheshire CW4 8BE: Part A: Outline permission with all matters reserved except for means of access for: Extensions to Area 12 Manufacturing building, Area 11 Warehousing building, Area 77 Laboratory building and Area 37 Stability building; Relocation of service buildings and the erection of storage tanks, substation and associated plant; and Provision of additional staff car parking Part B: Full planning permission for: Extension to Area 13 Building to create new reception area, canteen and office floor space (2,775m<sup>2</sup>) Demolition of Building 15; and Alterations to internal roads and servicing area, provision of new internal HGV lay by, installation of new access gates and associated boundary treatments for Fisons Ltd, Trading as Sanofi** (Pages 145 - 156)

To consider the above planning application.

14. **15/4260C Moss Wood, Moss Lane, Brereton Heath CW12 4SX: Demolition of Existing Garages and Stables to be Replaced with One New Dwelling Using Existing Driveway. New Driveway to Moss Wood Using Existing Access to Property From Moss Lane for Mr S Kennerley** (Pages 157 - 172)

To consider the above planning application.

15. **15/4316C Former Twyford Bathrooms Site, Lawton Road, Alsager, Stoke-On-Trent, Cheshire ST7 2DF: Variation of Condition 15 (hours of delivery) and Removal of Condition 16 (hours of operation of the biomass boiler) on Approval 13/4121C - Full planning permission for the demolition of all existing buildings and the construction of a new retail foodstore; parking and circulation spaces; formation of new pedestrian and vehicle accesses; landscaping and associated works (re-submission of 12/0800C) for Sainsbury's Supermarkets Ltd & Lagan** (Pages 173 - 182)

To consider the above planning application.

16. **15/4389N Former Victoria Community High School and The Oakley Centre, West Street, Crewe CW1 2PZ: Demolition of former Newdigate and Meredith Buildings and the erection of a 3622 sqm. new educational building and associated car parking and landscaping works, along side the refurbishment of the Oakley Building for use by the UTC for Georgina Harris, Crewe Engineering & Design UTC** (Pages 183 - 204)

To consider the above planning application.

17. **15/4576C Land South Of The Paddock, Booth Bed Lane, Goostrey, Cheshire: Outline application for the erection of a single self build dwelling, garage and garden curtilage on land located to the west of Booth Bed Lane, Goostrey. The application also promotes the creation of a vehicle passing place within the site, and the minor widening of the verge to create a safer and more efficient entrance to / from Booth Bed Lane for John Beardsell** (Pages 205 - 218)

To consider the above planning application.

18. **Update following the resolution to approve application 15/2101C subject to a S106 Agreement** (Pages 219 - 228)

To consider a proposed amendment to the committee resolution for application 15/2101C (Land at Cardway Cartons, Linley Lane, Alsager).

**THERE ARE NO PART 2 ITEMS**