

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 2nd March, 2016 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, D Marren, J Rhodes, B Roberts and B Walmsley

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor L Gilbert

OFFICERS PRESENT

Patricia Evans (Lawyer)
Andrew Goligher (Principal Development Control Officer - Highways)
Neil Jones (Principal Development Officer - Highways)
Sue Orrell (Principal Planning Officer)
Paul Reeves (Flood Risk Manager)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors P Groves and S Hogben

156 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application number 14/5608N, Councillor S Davies declared that he knew the applicant. He had not discussed this application and had kept an open mind.

With regard to application number 15/4967N, Councillor S Edgar declared that it was in his Ward but that he had kept an open mind.

With regard to application number 15/5683N, Councillor D Bebbington declared that it was in his Ward. He had not discussed this application and had kept an open mind.

157 MINUTES OF PREVIOUS MEETING

RESOLVED

- (a) That the minutes of the meeting held on 3 February 2016 be approved as a correct record and signed by the Chairman.
- (b) That it be recorded that the statement regarding a site visit in the last paragraph of minute 139 should have referred to agenda item 5 (Land Off Nantwich Road, Alpraham) and not agenda item 8 (Land Rear Of Woodlands View, 20, Bridge Street, Wybunbury).

158 **15/3099N LAND TO THE REAR OF SANDY LANE NUMBERS 1 TO 16, SANDY LANE, WINTERLEY: OUTLINE APPLICATION FOR 1NO. OR 2NO. RESIDENTIAL PROPERTIES, WITH PRIMARY ACCESS (SINGLE VEHICLE) OFF SANDY LANE, PRIVATE ACCESS TO THE SITE OWNED BY APPLICANTS FOR MRS DORIS COOKE**

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 time
 - 2. Submission of reserved matters
 - 3. Approved plans
 - 4. Hours of piling limited to 9am to 5.30pm Monday to Friday, 9am to 1pm Saturday, with no working on Sundays or Public Holidays
 - 5. Submission of Construction Management Plan
 - 6. Contaminated Land
 - 7. Submission of drainage scheme to include foul and surface water including sustainable drainage systems
 - 8. Submission of tree/hedgerow protection scheme
 - 9. Breeding bird survey for works in the nesting season
 - 10. Reserved matters to include details of boundary treatments
 - 11. Reserved matters to include existing and proposed levels
 - 12. Reserved Matters shall be limited to one dwelling only
- (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/Vice-Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

159 **14/5608N LAND TO THE SOUTH EAST OF HANKELow MANOR,
LAND ADJACENT TO HANKELow MANOR, HANKELow LANE,
HANKELow, CHESHIRE: INFILL DEVELOPMENT OF TWO, TWO
STOREY, DETACHED RESIDENTIAL DWELLINGS FOR MR HUME**

Note: Mr P Lomax 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. Commencement
 2. Approved plans
 3. Materials to be submitted
 4. Submission and approval of a construction management plan including any piling operations and a construction compound within the site
 5. 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.
 6. Submission of details of any external lighting.
 7. Submission of drainage scheme to include foul and surface water including sustainable drainage systems
 8. Tree retention
 9. Tree and hedgerow protection measures
 10. Method Statement/Construction Specification for no dig driveway between trees T3 and T5
 11. Method Statement/construction Specification for temporary ground protection between trees T3 and T5
 12. Submission of landscaping scheme
 13. Implementation of landscaping scheme
 14. Submission of details of boundary treatments
 15. Breeding bird survey for works in the nesting season
 16. Submission of details of features to be included in the development for breeding birds, including House Sparrow
 17. Provision of electric vehicle charging point for each dwelling
 18. Boundary Treatment (low post and rail fence position and design to be submitted and approved)
- (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.

160 **15/4089C FORMER SUTHERLAND WORKS, BROMLEY ROAD, CONGLETON, CHESHIRE: RESIDENTIAL DEVELOPMENT (USE CLASS C3) COMPRISING 84 NO. NEW AFFORDABLE DWELLINGS COMPRISING 33 NO. THREE BED HOUSES, 27 NO. TWO BED HOUSES, 12 NO. ONE BED APARTMENTS AND 12 NO. TWO BED APARTMENTS WITH ASSOCIATED INFRASTRUCTURE INCLUDING A NEW ESTATE ACCESS OFF BROMLEY ROAD FOR MR ANDREW GARNETT**

Note: Mr W Fulster 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 for further information on the following:

- housing needs for affordable rent and social rent in this area (need for older persons, people with disabilities, single people and family sized units);
- where the children from the development will be educated and how the financial mitigation shortfall will be mitigated;
- internal room size standards.

161 **15/4060N NEW START PARK, WETTENHALL ROAD, REASEHEATH: REMOVAL OF CONDITION 1 ON APPLICATION 09/4331N TO MAKE PERMISSION PERMANENT FOR MR T HAMILTON**

Note: Councillor P Butterill declared that she knew Parish Councillor H Dutton but that she had kept an open mind.

Note: Parish Councillor H Dutton (on behalf of Worleston and District Parish Council), Ms A McGourlay (objector) and Mr T Hamilton (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 the application be granted for a further temporary period of three years, subject to the following conditions:

1. Time period
2. Occupation of the site
3. Amount of pitches

4. Vehicle tonnage
5. Commercial activities
6. Environment Improvement
7. Environment Improvement Implementation
8. Landscape implementation
9. Remedial measures
10. Ecological Impact Assessment

- (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 the 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.

162 **15/5454N LAND OFF BESWICK DRIVE, CREWE: VARIATION OF
CONDITION 14 (OPENING TIMES) ON APPROVAL 15/2007N FOR MR
DAVID SMYTH, SWANSWAY GARAGES LIMITED**

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 from 28 Oct 2015)
 2. Plans
 3. Materials as per application
 4. Landscape - Details
 5. Landscape – Implementation
 6. Protection of breeding birds
 7. Nesting features for birds – As per discharge
 8. Surface water storage and drainage scheme – As per discharge
 9. Drainage on separate system
 10. Hours of piling – As per discharge
 11. Piling method statement – As per discharge
 12. Floor floating method statement – As per discharge
 13. Lighting details - As per discharge
 14. Hours of operation
 15. Electric vehicle charging infrastructure - As per discharge
 16. Dust mitigation scheme - As per discharge

17. Phase 1 and Phase 2 Contaminated Land Report - As per discharge

- (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 Head of Planning (Regulation) in consultation with the Chairman (or in her absence, the Vice Chairman) of the 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.

163 **15/5844C LAND AT MANOR LANE, HOLMES CHAPEL: VARIATION OF CONDITION 17 (HOURS OF OPERATION) AND REMOVAL OF CONDITION 24 (DUST MITIGATION MEASURES) ON APPROVAL 15/3673C - ERECTION OF A FOODSTORE (USE CLASS A1), TOGETHER WITH ASSOCIATED SERVICE AREA, CAR PARKING, LANDSCAPING AND ACCESS FOR LIBERTY PROPERTIES DEVELOPMENTS LIMITED**

Note: Councillor L Gilbert (Ward Councillor) attended the meeting and addressed the Committee on this matter.

Note: Mr G Brown 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 Brown to 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. Time – Works to commence before 21st December 2018
 2. Plans
 3. Prior approval of facing and roofing material details
 4. Prior approval of surfacing materials
 5. Landscape – Prior approval of details
 6. Landscape – Implementation
 7. Boundary treatment – Prior approval
 8. Prior approval of site hoarding details which will demarcate a construction exclusion zone around the site periphery
 9. Prior approval of a plan to demonstrate how access is reserved for servicing vehicles
 10. Protection of breeding birds
 11. Prior approval of a remediation strategy to deal with the risks associated with the contamination

12. The submission of a verification report prior to the first occupation of the site
 13. No infiltration of surface water drainage into the ground shall be permitted where adverse concentrations of land contamination are present
 14. No piling or other foundation designs without the written consent of the LPA
 15. Proceed in accordance with submitted Flood Risk Assessment
 16. Site to be drained on a separate system
 17. Hours of operation - Monday to Saturday 08:00 – 22:00, Sundays 10:00 – 16:00 and Bank Holidays 08:00 – 22.00
 18. Deliveries (including unloading) to the food store shall not be undertaken except between the following times 06.00 to 23.00 hours on Monday to Saturday and 09:00 – 17:00 on Sundays for the first 12 months from the date of this decision notice. These delivery hours shall be discontinued on or before that date and shall revert to 07:00 to 22.00 hours on Monday to Saturday and 10.00 to 16.00 on Sundays and unless further permission to amend those opening hours has first been granted on application to the Local Planning Authority.
 19. Prior approval of acoustic specification and locations of any fixed plant equipment;
 20. Prior approval of a dust mitigation scheme;
 21. Prior approval of a floor floating method statement;
 22. The provision of 2 fast (7Kv) electric vehicle charge points
 23. Prior approval of a staff travel plan;
 24. The submission of the results of a watching brief for contamination prior to the first use of the site
 25. The submission of a verification report to demonstrate that the soil forming materials for use of landscaping is contamination free.
 26. Prior approval of a risk assessment detailing the use of any vibro-compaction machinery/piling machinery
 27. Prior approval of bus stop details
 28. Implementation of bus stop prior to first use of food store
 29. Prior approval of Electromagnetic Screening Measures (Jodrell Bank)
 30. Hours of construction
- (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 the 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.

164 **15/4967N LAND EAST OF ROPE LANE, SHAVINGTON, CREWE,
CHESHIRE: RESERVED MATTERS APPLICATION SEEKING
CONSENT FOR APPEARANCE, LANDSCAPING, LAYOUT AND
SCALE FOLLOWING THE APPROVAL OF 14/3267N - CONSTRUCTION
OF UP TO 53 DWELLINGS INCLUDING DETAILS OF ACCESS FOR
WAINHOMES (NORTH WEST) LTD**

Note: Mr S Harris attended the meeting and addressed the Committee on behalf of the applicant.

Councillor S Edgar requested that his questions to Mr Harris be minuted. He asked Mr Harris how he defined the open space on the site in terms of size, and Mr Harris responded that it was just the right size. Councillor Edgar also asked about a footpath at the eastern boundary of the site. Mr Harris responded that it was not intended to give access to a bridge, and that there would be no linkage between this site and any possible future site on the other side of the brook.

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. Approved Plans
 2. Implementation of the approved landscape scheme
 3. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority
 4. Further notification if any contamination is discovered on the site
 5. The site shall be completed in accordance with the submitted Arboricultural Impact Assessment
 6. Arboricultural Method Statement for the footpath adjacent to Oak T8
 7. Compliance with the submitted scheme of acoustic insulation
 8. Compliance with the submitted External Lighting Details
 9. Electric Vehicle Infrastructure details to be submitted for approval
 10. Submission and approval of play equipment
 11. Provision of an 8m undeveloped buffer zone adjacent to Swill brook and the submission of proposals for the safeguarding of this buffer during the construction phase.
 12. Submission of updated badger survey and mitigation proposals prior to commencement.
 13. Submission of landscape habitat management plan.
- (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 Head of Planning (Regulation) in consultation with the

Chairman (or in her absence, the Vice Chairman) of the 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.

- 165 **15/5683N LAND NORTH OF PARKERS ROAD, LEIGHTON: APPLICATION TO VARY CONDITION 3 (APPROVED PLANS) TO VARY THE APPROVED HOUSE TYPES OF PERMISSION 11/1879N; HYBRID PLANNING APPLICATION SEEKING RESIDENTIAL DEVELOPMENT FOR UP TO 400 NEW DWELLINGS WITH OPEN SPACE; COMPRISING A FULL PLANNING APPLICATION FOR PHASE A OF 131 DWELLINGS AND PHASE B WHICH SEEKS OUTLINE PLANNING PERMISSION FOR UP TO 269 DWELLINGS WITH ACCESS AND ASSOCIATED INFRASTRUCTURE. IN RESPECT OF THE OUTLINE ELEMENT (PHASE B), ONLY ACCESS IS SOUGHT FOR APPROVAL AND ALL OTHER MATTERS ARE RESERVED FOR DETERMINATION AT A LATER DATE FOR MR JORDAN CLARKE, BLOOR HOMES NORTH WEST**

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

Note: Councillor D Marren left the meeting prior to consideration of this application.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED for further information regarding the relationship/overlooking of 2.5 storey plots at plots 111-113 in respect of the adjoining scheme at the Gables (ref 15/2910N).

- 166 **15/3863N LAND ADJACENT TO THE BRIDGE INN, BROAD STREET, CREWE, CHESHIRE: PROPOSED CONSTRUCTION OF 14 NO. DWELLINGS FOR JOHN WARTERS**

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 s106 agreement to secure £32,538.87 towards education provision and the following conditions:

1. Time – 3 years
2. Plans
3. Materials – Prior approval
4. Prior submission / approval of a Construction Method Statement

5. The approved access shall be constructed prior to commencement of development
 6. The prior submission / approval of a piling method statement
 7. The prior submission / approval of a dust mitigation scheme
 8. Hours of construction
 9. The provision of Electric Vehicle Charging points
 10. The prior submission / approval of a Phase II contaminated land report
 11. The prior submission / approval of hydraulic calculations that clearly identify agreed discharges and show how the 1 in 100 year plus climate change volumes can safely be accommodated
 12. Foul and surface water shall be drained on a separate systems
 13. The prior approval of a surface water drainage scheme
 14. Prior submission / approval of Landscaping Scheme
 15. Landscaping – Implementation
 16. Prior approval of Boundary treatment
 17. Prior approval of Breeding Bird details
 18. Prior submission of a tree protection scheme
 19. A scheme of bin stores in all rear gardens for all dwellings with provision of rear accessway for all plots to enable access to rear gardens and bin stores to be sited in rear gardens in all plots.
- (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 the 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 2.15 pm

Councillor G Merry (Chairman)