

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 31st May, 2017 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors Rhoda Bailey, D Bebbington, P Butterill, J Clowes, W S Davies,
S Edgar, J Rhodes, B Roberts and B Walmsley

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor S Corcoran

OFFICERS PRESENT

Sheila Dillon (Senior Lawyer)
Daniel Evans (Principal Planning Officer)
Andrew Goligher (Principal Development Control Officer - Highways)
Susan Orrell (Principal Planning Officer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillor A Kolker

1 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 email correspondence with regard to application numbers 16/6087N and 17/1574N.

With regard to the application which she had called in, Councillor J Clowes declared that she had received emails from the applicant and a member of the public but that she had not engaged with them and had passed the emails to the relevant officers.

2 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 26 April 2017 be approved as a correct record and signed by the Chairman.

**3 16/6144C LAND WEST OF GOLDFINCH CLOSE, CONGLETON:
RESERVED MATTERS APPLICATION (APPEARANCE,
LANDSCAPING, LAYOUT & SCALE) FOLLOWING APPROVED
OUTLINE APPLICATION 13/3517C - OUTLINE APPLICATION FOR
ERECTION OF UP TO 230 DWELLINGS, ACCESS, OPEN SPACE AND
ASSOCIATED LANDSCAPING AND INFRASTRUCTURE FOR SEDDON
HOMES LTD**

Note: Town Councillor A Morrison had not registered her intention to address the Committee. 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 Councillor Morrison to speak on behalf of Congleton Town Council.

Note: Mr P Minshull (objector) and Ms S Wozencroft (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. Development to be carried out in accordance with plans
 2. Accordance with details of boundary treatments
 3. Scheme of signage for pedestrians/cyclists
 4. Accordance with levels
 5. Notwithstanding any plan approved in condition 1, details of materials for parking spaces, hard landscaping, shared surfaces and paths through POS to be submitted, approved and implemented
 6. Accordance with 5m buffer zone along watercourse
 7. Removal of permitted development rights classes A-E (extensions and outbuildings) for smaller units
 8. Materials to be submitted and approved
 9. Removal of permitted development rights for walls and other means of enclosure forward of front building line
 10. Public Rights of Way/Bridleway scheme of management to be submitted and approved
 11. Integral garages to be retained for the parking of motor vehicles/Conversion to living accommodation to require planning permission (with the exception of the Brierley and Lawton housetypes on plots 1, 3, 8, 9, 11, 12, 15, 16, 25, 27, 28, 32, 33, 34, 42, 44, 52, 62, 65, 74, 110-113 and 116 defined as store)
- (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.

- 4 **16/6087N LAND TO THE NORTH OF WISTASTON GREEN ROAD, WISTASTON, CREWE, CHESHIRE: RESERVED MATTERS APPROVAL FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF 150 DWELLINGS, COMPRISING 126 NO. 2, 3, 4 AND 5 BEDROOMED HOUSES AND 24 NO. 1 AND 2 BEDROOMED APARTMENTS, SUB-STATION, GAS GOVERNOR, PUMPING STATION, PUBLIC OPEN SPACE INCLUDING A NEW ECOLOGICAL POND, ATTENUATION BASIN AND A LOCALLY EQUIPPED AREA OF PLAY, LAYING OF FOOTPATHS AND ASSOCIATED WORKS FOR JANE ASPINALL, BELLWAY HOMES LIMITED**

Note: Mr J Narsai-Latham 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 for the following:

- Further negotiation on bungalow provision on the development
- Further information in relation to housing need
- Further information on whether the needs of the older/infirm are being met in terms of life time homes.

- 5 **17/1574N LAND AT GRAND JUNCTION WAY, CREWE CW1 2AT: DEMOLITION OF AN EXISTING BUILDING, PART DEMOLITION OF THE FORMER PET HIRE BUILDING, ERECTION OF A RETAIL UNIT (CLASS A1) MEASURING 1.207 SQ.M. (GIA), ALTERATIONS TO ACCESS ROAD, SERVICE AREA AND CAR PARK LAYOUT FOR TRITON PROPERTY FUND**

Note: Mr P Marsden 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 and the written update, the application be APPROVED subject to the completion of a S106 Agreement with the following Heads of Terms:
- A contribution of £100,000 towards strengthening the physical connectivity between the Retail Park and the town centre

and the following conditions:

1. Standard Time 3 years
2. Approved Plans
3. Materials to match the adjacent units
4. The off-site highway works proposed on the approved plans should be complete prior to commencement of development of the retail unit.
5. Contaminated Land
6. Surface Water Drainage details to be submitted and approved
7. Overland Flow details to be submitted and approved
8. Restriction on goods sold from the unit to non-food goods
9. Fast charge car charging point to be provided

- (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.

**6 16/5015N BARODA, ANNIONS LANE, WYBUNBURY CW5 7LP:
RETROSPECTIVE APPLICATION FOR AN IMPORTATION OF SOIL,
FILLING OF POND AND LEVELLING OF LAND FOR RONALD
BLACKBURN**

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

Note: Mr R Hodgson (objector) and Mr R Blackburn (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED - That, for the reasons set out in the report, the application be APPROVED subject to the following condition:

1. Within 3 months of the date of decision a scheme of replacement hedgerow to be submitted and planted within the first planting season before April 2018.

Informative:

1. NPPF

7 17/1643N 22, HEATHFIELD ROAD, AUDLEM CW3 0HH: APPLICATION FOR APPROVAL OF RESERVED MATTERS ON APPROVAL 14/3976N FOR MR MARK ELLIS, MARKDEN (AUDLEM) PROJECTS LTD

Note: Parish Councillor Seddon had not registered his intention to address the Committee. 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 Councillor Seddon to speak on behalf of Audlem Parish Council.

Note: Mr M Ellis 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 and the written update, the application be APPROVED subject to the following conditions:
 - 1. Approved plans.
 - 2. Submission and approval of external materials
 - 3. The electric vehicle charging points shall be 'overnight' ones with dedicated off-road parking served from a 30amp independent circuit
 - 4. Travel information pack for future residents
 - 5. Provision of a LAP as shown on the planting plan. The LAP shall be provided prior to the occupation of 75% of the dwellings
 - 6. Prior to first occupation of any of the dwellings hereby permitted a sustainable drainage management and maintenance plan for the lifetime of the development, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.
 - 7. Details of drainage outfall to be submitted and approved
 - 8. Re-design of area between plots 17 and 18 to remove the area of hardstanding
 - 9. Additional planting to rear/side of plots 19-24 which adjoin bungalows fronting Heathfield Avenue
- (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.

8 16/4706N REASEHEATH COLLEGE, MAIN ROAD, WORLESTON, NANTWICH, CHESHIRE CW5 6DF: CONSTRUCTION OF STUDENT ACCOMMODATION SCHEME AND ASSOCIATED WORKS FOR BEN HUNT, REASEHEATH COLLEGE

Note: Parish Councillor D Perkins (on behalf of Worleston and District Parish Council) and Mr B Hunt (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, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Time
 2. Plans
 3. External Materials, including doors, windows, mortar, bricks, tiles, rainwater good, etc to approved
 4. Surfacing materials to be approved
 5. Window and door reveals to be submitted and agreed.
 6. Landscaping Plan to include boundary treatment
 7. Landscaping implementation
 8. Street furniture, cycle stores, lighting columns submitted for approval
 9. Hedge and tree planting (outside of red edge) shall be carried out within next planting season
 10. Nesting bird survey required if work commence between 1st March and 31st August
 11. External lighting plan
 12. Travel plan to be submitted and agreed in writing
 13. Construction Management plan implementation
 14. Drainage management plan
 15. Drainage – overland flow management
 16. Finished floor levels – flood risk
 17. Noise mitigation implementation
 18. Travel Information pack
 19. Contaminated Land – Phase II
 20. Contaminated land – soil
 21. Contaminated Land – unexpected
 22. Development to be carried out in accordance with the FRA
 23. Sustainable drainage management and maintenance
 24. Existing and proposed levels

25. Student accommodation only

- (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.

9 **17/2066C 123, CREWE ROAD, SANDBACH CW11 4PA: TWO STOREY EXTENSION TO RIGHT SIDE OF HOUSE AND REAR OF PROPERTY. EXTENSION TO BE BUILT OVER EXISTING SINGLE STOREY SIDE, AND EXISTING SINGLE STOREY REAR EXTENSION FOR MRS SHONA BOOTH**

Note: Councillor J Clowes left the meeting prior to consideration of this application.

Note: Councillor S Corcoran (Ward Councillor) had not registered his intention to address the Committee. 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 Councillor Corcoran to speak.

Note: Mr P Jenkins (supporter) and Mr S Booth (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 - That, for the reasons set out in the report, the application be REFUSED for the following reason:

It is considered that the proposal by reason of its height, bulk and massing would be detrimental to the residential amenity of No. 121, Crewe Road in terms of loss of sunlight/daylight and visual intrusion. The proposal is therefore contrary to adopted Congleton Borough Local Plan 2005 Policies GR1 (New Development), GR2 (Design) and GR6 (Amenity and Health) and guidance contained within the Supplementary Planning Guidance Note 2 and the NPPF.

10 **16/6058C LAND OFF COPPENHALL WAY, SANDBACH: DEVELOPMENT OF 10 DWELLING HOUSES AND ESTATE ROAD CONNECTED TO COPPENHALL WAY FOR THORNGROVE DEVELOPMENTS 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 a S106 Agreement to secure:

Off-Site Open Space enhancements (£4,332) and maintenance (£12,502.50)

and the following conditions:

1. Time (3 years)
 2. Plans
 3. Prior submission/approval of materials
 4. Landscape Plan – Implementation
 5. Prior submission/approval of tree protection plan
 6. Prior submission/approval of nesting bird survey
 7. Prior submission/approval of ground-floor levels
 8. Prior submission/approval of a Construction Management Plan to include details of construction access to the site
 9. Prior submission/approval of wheel wash facility details
 10. Prior submission/approval of a surface water drainage scheme
 11. Foul and surface water to be drained on separate systems
 12. Prior submission/approval of a sustainable drainage management and maintenance plan
 13. Obscure glazing requirements – First-floor side windows (all plots)
 14. Prior submission/approval of a piling method statement
 15. Prior submission/approval of a dust mitigation scheme
 16. Prior submission/approval of electric vehicle infrastructure
 17. Prior submission/approval of a Phase 1 Contaminated Land Report (and Phase 2 if necessary)
 18. Prior submission/approval of soil verification report
 19. Works should stop if contamination identified
 20. Prior submission/approval boundary treatment
 21. Removal of PD Rights – Part 1 Classes A-E
- (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.

The meeting commenced at 10.00 am and concluded at 3.46 pm

Councillor J Wray (Chairman)