

Southern Planning Committee

Agenda

Date:	Wednesday, 5th July, 2017
Time:	10.00 am
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

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.

It should be noted that Part 1 items of Cheshire East Council decision making and Overview and Scrutiny meetings are audio recorded and the recordings will be uploaded to the Council's website.

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 5 - 12)

To approve the minutes of the meeting held on 31 May 2017.

Please contact Julie Zientek on 01270 686466

E-Mail: julie.zientek@cheshireeast.gov.uk with any apologies or requests for further information
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. **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** (Pages 13 - 28)

To consider the above planning application.

6. **17/1980N Railway Bridge, Sydney Road, Crewe: Demolition of the existing Sydney Road Bridge and provision of a new wider road bridge that will allow for two way traffic movement and removal of the traffic lights, and the creation of new pedestrian footpaths. The scheme also includes the creation of a temporary site compound, temporary site access, provision of a temporary pedestrian and cycle bridge during the construction period and other ancillary works for Chris Hindle, Head of Strategic Infrastructure** (Pages 29 - 46)

To consider the above planning application.

7. **17/1725N 331- 333, Hungerford Road, Crewe CW1 5EZ: Proposed conversion of existing properties to form four self contained apartments for Mr & Mrs Jim Morgan, Homeworld Property Management Ltd** (Pages 47 - 54)

To consider the above planning application.

8. **17/0339N Land to the north of Little Heath Barns, Audlem Road, Audlem, Cheshire: Erection of retirement living housing (category II type accommodation), communal facilities, landscaping and car parking for McCarthy & Stone Retirement Lifestyles Ltd** (Pages 55 - 74)

To consider the above planning application.

9. **17/0858N Jolly Tar Inn, Nantwich Road, Wardle CW5 6BE: Erection of 15 Dwellings and Access Works for Commercial Development Projects Ltd** (Pages 75 - 88)

To consider the above planning application.

10. **17/0931N Land to the West of Close Lane, Alsager: Reserved Matters Application for the erection of 26 dwellings comprising of 1, 2, 3, 4 & 5 bedroom homes and associated works following outline 15/5654N for Mrs Sutton, Stewart Milne Homes** (Pages 89 - 100)

To consider the above planning application.

11. **16/5279C Land East of Meadow Avenue, Congleton: Erection of 16 Bungalows with ancillary facilities and associated infrastructure for Mr Kevin Humphries, Humphries Builders Ltd** (Pages 101 - 118)

To consider the above planning application.

12. **17/1454C Land south of Elm Tree Lane, Elworth, Sandbach: Development of five detached dwellings (outline application including the matters of access and layout only) and increased area for use by Cricket Club for P E Richardson, Elworth Estates** (Pages 119 - 136)

To consider the above planning application.

13. **17/1504C Wheatsheaf Hotel, 1, Hightown, Sandbach, Cheshire CW11 1AG: Construction of inverted dormer and infill glazing to the existing coaching under-croft of the The Wheatsheaf P.H. New vehicular access off Old Mill Road to rear of building and adjacent land following closing up of existing access. Alterations to existing boundary walls and fences. Creation of new outdoor seating area and terrace in rear courtyard for Mr Andrew Pear** (Pages 137 - 146)

To consider the above planning application.

14. **17/2062C Lawton Mere Nurseries, Cherry Lane, Rode Heath ST7 3QX: Demolition of existing glasshouses and construction of new residential development for up to three dwellings for Mr & Mrs Gary and Lorraine Barratt** (Pages 147 - 162)

To consider the above planning application.

15. **Cheshire East Borough Council (Brereton - Land to the South West of Newcastle Road South) Tree Preservation Order 2017** (Pages 163 - 186)

To consider the above Tree Preservation Order.

THERE ARE NO PART 2 ITEMS