

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 4th October, 2017 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors D Bebbington, E Brooks (for Cllr Rhoda Bailey), P Butterill,
J Clowes, W S Davies, S Edgar, A Kolker, J Rhodes, B Roberts and
B Walmsley

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor S Hogben

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
James Felton (Planning Lawyer)
Chris Glover (Development Officer, Strategic Housing)
Andrew Goligher (Principal Development Control Officer - Highways)
Emma Hood (Arboricultural Officer)
Susan Orrell (Principal Planning Officer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillor Rhoda Bailey

44 DECLARATIONS OF INTEREST/PRE DETERMINATION

With regard to application numbers 17/0205N, 17/0947N and 17/0950N,
Councillors P Butterill and S Edgar declared that they knew Melanie
Henniker, who had registered to address the Committee on behalf of the
applicant, but had not discussed the application.

45 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 6 September 2017
be approved as a correct record and signed by the Chairman.

46 **16/5350N-RESIDENTIAL DEVELOPMENT (USE CLASS C3)
CONSISTING OF 67 NO. NEW AFFORDABLE DWELLINGS
COMPRISING 6 NO. FOUR BED HOUSES, 21 NO. THREE BED
HOUSES, 38 NO. TWO BED HOUSES AND 2 NO. ONE BED
MAISONETTES WITH ASSOCIATED INFRASTRUCTURE, LAND WEST
OF, BROUGHTON ROAD, CREWE FOR MR ANDREW GARNETT, MCI
DEVELOPMENTS LIMITED AND WULVERN HOUSING**

Note: Prior to consideration of this application, the meeting was adjourned for a short break.

Note: Daniel Whitney and Gaynor Mellor attended the meeting and addressed the Committee on behalf of the applicant.

The Principal Planning Officer reported comments that had been received from Ansa regarding open space and the provision of a children's play area.

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. Commencement of development (3 years)
 2. Development in accordance with approved plans,
 3. Materials
 4. Surfacing materials
 5. Delivery of affordable housing
 6. Grampian condition to secure mitigation for lesser silver diving beetle
 7. Nesting bird survey to be submitted
 8. Provision of features for breeding birds
 9. Development undertaken in accordance with Reptile method statement
 10. Submission of landscape scheme, including details of hedgerow retention
 11. Implementation of landscaping
 12. Provision of children's play area
 13. Details of surface water drainage scheme
 14. Contamination - Phase II investigation to be submitted
 15. Contamination - Importation of soil
 16. Remediation of unexpected contamination
 17. Arboricultural method statement and tree protection measures
 18. Boundary treatment
 19. Details of parking layout on land adjacent 129 Broughton Road
 20. Dust Management
 21. Noise mitigation scheme
 22. Details of construction management plan

- 23. Electric vehicle charging points to be provided for dwellings
 - 24. Residents Travel Information Pack to be submitted
 - 25. Cycle storage details
 - 26. Bin Storage details
 - 27. No development of phase 3 (plots 50-67) until confirmation that Safeguarded Area is not required for the purpose of the HS2 rail project
 - 28. Over 55's to be prioritised for the ground floor apartments
- (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 his 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.

47 17/2710N-REDEVELOPMENT OF SCHOOL TO PROVIDE 14 NO.2 BED AND 14 NO. 1 BED APARTMENTS, INCLUDING ON SITE PARKING INVOLVING PARTIAL DEMOLITION AND CONVERSION OF EXISTING BUILDING AND NEW BUILD ELEMENTS (AMENDED DESCRIPTION OF DEVELOPMENT, FORMER EDLESTON ROAD PRIMARY SCHOOL, EDLESTON ROAD, CREWE FOR SCPC LTD

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

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

RESOLVED

- (a) That authority be DELEGATED to the Head of Planning (Regulation), in consultation with the Chairman of Southern Planning Committee, to APPROVE the application for the reasons set out in the report and the written update, pending the completion of the formal consultation of the corrected description of development and subject to the following conditions:
- 1 Standard Outline
 - 2 Time limit for reserved matters
 - 3 Reserved matters
 - 4 Plans
 - 5 Method statements for demolition/ conversion works/ propping up of original building/ compliance with methodology
 - 6 Materials for extensions
 - 7 Drainage design for the whole site
 - 8 Details of extension windows to be submitted and approved, including the design of internal floor plates for extensions and existing building/ existing windows in school building to be retained

- 9 Car parking scheme of allocation to be submitted and approved
- 10 All rainwater goods to be black cast metal - details to be submitted and approved
- 11 Construction and Environmental Management Plan
- 12 Contaminated land risk assessment
- 13 Contaminated land - soil analysis
- 14 Unforeseen contamination
- 15 Boundary Treatment to be submitted and approved – including a scheme for the retention of the existing walls/railings
- 16 Scheme to be submitted for outdoor private amenity area for residents
- 17 Scheme for outdoor clothes drying
- 18 Birds and bats nesting survey in demolition during nesting season
- 19 Scheme for swifts nest
- 20 Scheme for Two fast (7kV) EVPs with cabling provided for another two units
- 21 Residents travel packs
- 22 Management scheme for open space
- 23 Notwithstanding submitted plans detailed design of enclosed bin/bike store (28 cycles) to be submitted/ implemented

(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 his 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.

48 16/5584N-CHANGE OF USE FROM DWELLING (C4) TO SUI GENERIS HOUSE IN MULTIPLE OCCUPATION FOR 7 PEOPLE, 84, EDLESTON ROAD, CREWE FOR BEN MORRIS, HOPSCOTCH INVESTMENTS LTD

Note: Prior to consideration of this application, the meeting was adjourned for a short break.

Note: Councillor S Hogben (Ward Councillor) and Ben Morris (applicant) attended the meeting and addressed the Committee on this matter.

The Principal Planning Officer reported updated comments from Crewe Town Council.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED to allow consultation with Building Control regarding the staircase, re-consultation on the amended plans, and the correct plans to be included in the key plans pack for Committee Members.

49 17/3331C-CONSTRUCTION OF 2NO.NEW DWELLINGS, REAR OF 108, LONDON ROAD, HOLMES CHAPEL FOR MILL CROFT, C/O AGENT

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

Note: Parish Councillor Brian Bath (on behalf of Holmes Chapel Parish Council) and Jay Ashall (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. Materials - Prior submission/approval of details
4. Prior submission/approval of acoustic glazing details
5. Prior submission/approval of trickle vent/wall ventilation details
6. Prior submission/approval of electric vehicle charging infrastructure
7. Prior submission/approval of a Phase 1 contaminated land report
8. Prior submission/approval of a soil verification report
9. Works should stop if contamination is identified
10. Prior submission/approval of surface water drainage scheme
11. Prior submission/approval of levels
12. Prior submission/approval of tree protection measures
13. Prior submission/approval – landscaping
14. Landscaping – Implementation
15. Prior submission/approval of boundary treatment
16. Prior submission/approval of electromagnetic screening measures
17. No second floor/mezzanine accommodation within the roof space without the submission and approval of a separate planning application

Informatives:

1. NPPF
2. Hours of construction
3. 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 his 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.

50 17/3356C-CHANGE OF USE TO B2/B8 USE AND LIMITED DEMOLITION AND EXTENSION TO PREMISES FOR ANCILLARY OFFICE USE, CONGLETON PLASTICS, VAREY ROAD, CONGLETON FOR LEE MAR ESTATES

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

Note: James Berggren 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. Standard (3 years)
 2. Plans
 3. Materials as per application
 4. Approved extension shall be drained into the existing surface water drainage system.
 5. Deliveries to and from the site shall be restricted to Monday to Saturday 07.00 hours to 20.00 hours' – with no deliveries on Sundays
 6. Implementation of noise mitigation scheme
 7. Prior submission/approval of a dust management plan
 8. Prior submission/approval of staff travel plan
 9. Prior submission/approval of a scaled plan of the proposed acoustic fence detailing that it would be constructed within the confines of the existing site on existing hardstanding
 10. Prior submission/approval of a construction method statement of the proposed acoustic fence
 11. Prior submission/approval of a tree pruning/felling specification
- (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 his 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.

**51 17/3231N-BRICK BUILDING DAY ROOM, NEW START PARK,
WETTENHALL ROAD, REASEHEATH FOR MR T HAMILTON**

Note: Endaf Roberts (objector) and Mr 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, for the reasons set out in the report and the written update, the application be APPROVED subject to the following conditions:
1. Temporary period in line with 15/4060N
 2. No over night use
 3. This consent does not give approval for any additional pitches
 4. When use ceases the building shall be removed within 6 months
 5. Materials to be approved
 6. Approved plans
- (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.

**52 17/0205N-ERECTION OF 4 SPONSORSHIP SIGNS ON THE
ROUNDAABOUT. ONE FACING EACH ENTRY POINT ONTO THE
ROUNDAABOUT. (EXCLUDING TOMMY'S LANE), NANTWICH ROAD
ROUNDAABOUT, CREWE FOR RICHARD BRAMHALL, ANSA
ENVIRONMENTAL SERVICES LTD**

Note: Councillor S Davies left the meeting prior to consideration of this application.

Note: Melanie Henniker attended the meeting and addressed the Committee on behalf of the applicant.

Note: Ralph Kemp had registered his intention to address the Committee on behalf of the applicant but did not 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. 1-6 standard advertisement conditions
 2. Signs to be non-illuminated
 3. Posts to be painted black
 4. In accordance with approved 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 the Head of Planning (Regulation), in consultation with the Chairman (or in his 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.

53 17/0947N-ERECTION OF 5 SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT, ROUNDABOUT: A530 / A51 (NANTWICH BYPASS) / MIDDLEWICH RD (ALVASTON ROUNDABOUT), NANTWICH FOR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD

Note: Melanie Henniker and Ralph Kemp had registered their intention to address the Committee on behalf of the applicant but did not 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. 1-6 standard advertisement conditions
 2. Signs to be non-illuminated
 3. Posts to be painted black
 4. In accordance with approved 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 the Head of Planning (Regulation), in consultation with the Chairman (or in his 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.

**54 17/0950N-ERECTION OF 5 SPONSORSHIP SIGNS ON THE
ROUNABOUT, LAND AT, ROUNABOUT A500 CHEERBROOK,
WILLASTON FOR MR RICHARD BRAMHALL, ANSA
ENVIRONMENTAL SERVICES LTD**

Note: Melanie Henniker and Ralph Kemp had registered their intention to address the Committee on behalf of the applicant but did not 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. 1-6 standard advertisement conditions
 2. Signs to be non-illuminated
 3. Posts to be painted black
 4. In accordance with approved 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 the Head of Planning (Regulation), in consultation with the Chairman (or in his 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.

**55 CHESHIRE EAST BOROUGH COUNCIL (HASLINGTON - WINTERLEY,
LAND TO THE NORTH OF POOL LANE) TREE PRESERVATION
ORDER 2017**

Note: The Arboricultural Officer read a representation from Councillor J Hammond (Ward Councillor), who was unable to attend the meeting.

The Arboricultural Officer reported that there was an error in the report, and that the second paragraph under the heading 'Consultations' should read as follows:

'The Order was served on the owner/occupiers of the land and their Agents on 22nd May 2017. Copies of the Order were also sent to adjoining landowners who are immediately affected by the Order, Haslington Parish Council and the Ward Members.'

The Committee considered a report regarding the above tree preservation order.

RESOLVED – That, for the reasons set out in the report, the Cheshire East Borough Council (Haslington - Winterley, Land to the North of Pool Lane) Tree Preservation Order 2017 be confirmed without modification.

The meeting commenced at 10.00 am and concluded at 3.30 pm

Councillor J Wray (Chairman)