

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 10th January, 2018 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, S Edgar, A Kolker,
J Rhodes, B Roberts and B Walmsley

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Andrew Goligher (Principal Development Control Officer - Highways)
Gareth Taylerson (Principal Planning Officer)
James Thomas (Senior Lawyer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors W S Davies and J Clowes (note: Councillor Clowes attended the meeting to address the Committee as a Ward Councillor with respect to application number 17/2211N)

72 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application number 17/4995N, Councillor S Edgar declared that he was the Ward Councillor.

All Members of the Committee declared that they had received correspondence with regard to application number 17/2211N.

73 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 29 November 2017 be approved as a correct record and signed by the Chairman.

74 17/3915C LAND SOUTH OF MIDDLEWICH ROAD AND EAST OF ABBEY ROAD, SANDBACH: APPROVAL OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOLLOWING OUTLINE APPROVAL 12/1463C - ERECTION OF 126 TWO STOREY DETACHED, SEMI DETACHED AND MEWS DWELLINGS, LANDSCAPING, OPEN SPACE, PARKING AND ASSOCIATED WORKS FOR MR CHRIS DOBSON, REDROW HOMES & ANWYL HOMES

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.

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 landscaping
 - 3. Prior to the first occupation of the development a scheme to provide an additional 4 pieces of play equipment within the Community Park on phase 1 in accordance with the submitted plans
 - 4. Submission of an updated Tree Protection Plan to include all lengths of boundary hedgerow
 - 5. Construction specification details for the emergency access/pedestrian/cycle link to Abbey Road (between 35 and 43 Abbey Road) to be submitted and approved
 - 6. Updated survey for other protected species
 - 7. Nesting birds timing of works
 - 8. Scheme of nesting bird/roosting bat mitigation
 - 9. A scheme of boundary treatment to be submitted and approved
 - 10. Submission of Electric Vehicle Charging Specification for all properties with a garage
 - 11. Materials in accordance with the approved plans
 - 12. Levels in accordance with the submitted 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.

75 17/3916C LAND SOUTH OF MIDDLEWICH ROAD AND EAST OF ABBEY ROAD, SANDBACH: ERECTION OF 25 TWO STOREY DETACHED DWELLINGS, LANDSCAPING, OPEN SPACE, PARKING AND ASSOCIATED WORKS FOR MR CHRIS DOBSON, REDROW HOMES LTD & ANWYL HOMES

Note: Mr J Narsai-Latham 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 completion of a S106 Agreement to secure:
1. A scheme of affordable housing to provide 5 rented units – Tenure split to be confirmed. The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
 2. Provision of a LEAP/Public Open Space to be maintained by a private management company
 3. Education Contribution of £54,231 for Primary Education and £65,371 for Secondary Education

and the following conditions:

1. Standard time – 3 years
2. Approved Plans
3. Obscure glazing first floor window to the side of plot R145
4. External Lighting Details to be submitted and approved
5. Construction Method Statement to be submitted and approved
6. Contaminated Land Report to be submitted and approved
7. Dust Control measures to be submitted and approved
8. Travel Plan to be submitted and approved
9. Electric Vehicle Infrastructure to be submitted and approved

10. Noise mitigation measures to be implemented as part of the proposed development
 11. Prior to the first occupation of the development a scheme to provide an additional 4 pieces of play equipment within the Community Park on phase 1 in accordance with the submitted plans
 12. Tree Retention
 13. Updated scheme of Tree and hedge protection
 14. Updated Arboricultural Management strategy with addition of an auditable programme of arboricultural supervision and reporting to the LPA
 15. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment
 16. The development hereby permitted shall not commence until a drainage strategy detailing on and off site drainage works along with flood water exceedance routes, both on and off site has been submitted to and approved in writing by the LPA.
 17. No development should commence on site until such time as detailed calculations to support the chosen method of surface water drainage have been submitted to and agreed in writing with the LPA
 18. Updated survey for other protected species
 19. Nesting birds timing of works
 20. Scheme of nesting bird/roosting bat mitigation
 21. A scheme of boundary treatment to be submitted and approved
 22. Materials in accordance with the approved plans
- (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.

76 17/4326N WRENBURY FISHERY, HOLLYHURST ROAD, WRENBURY CW5 8HE: SITING OF 20 TIMBER CLAD TWIN UNIT CARAVANS FOR HOLIDAY ACCOMMODATION, ASSOCIATED ACCESS/CAR PARKING WORKS AND LANDSCAPING FOR W SPENCER, MARCUS BROOK LTD

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

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. Commencement
 2. Approved Plans
 3. No development until plans/details of wardens office and samples of materials of external finishes of all buildings has been provided
 4. Levels of site
 5. Level of each caravan and car park
 6. External lighting details
 7. Landscaping scheme including the retention and enhancement of the boundary hedgerows. Shall also include details of the access road layout and location of the new agreed wildlife pond
 8. No tree or hedgerow works, nor any site works, shall take place during the bird nesting season
 9. Bat boxes
 10. Parking areas provided before occupation of caravans
 11. Passing places
 12. Travel plan
 13. Cycle storage available before occupation of caravans
 14. Foul and surface water drainage
 15. Waste storage and recycling facilities
 16. Occupied as holiday accommodation only
 17. Log of users
 18. Hard and soft landscaping for each plot
 19. Details of hardstanding for each unit
 20. Details of service and drainage routes
 21. Ecology and landscape management plan
 22. Construction management including soil disposal and parking details for construction vehicles
 23. Tree protection
 24. Method statement
 25. Tree shown as T9 in the submitted Preliminary Ecological Assessment (UES, 28/06/2017) shall be retained
 26. Development in accordance the recommendation made by the submitted Great Crested Newt Method Statement (UES, 29/06/2017)
 27. The creation of the pond in accordance with drawing number 1300-D05
 28. works to proceed under the reasonable avoidance measures outlined in the submitted Preliminary Ecological Assessment
 29. Ecological Development Strategy and Landscape and Ecology Management Plan
 30. Nesting birds survey
 31. Breeding birds survey
 32. PROW
 33. Contamination 1
 34. Contamination 2
 35. Contamination 3
 36. Details of additional overflow parking to be submitted and approved
- (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.

**77 17/4995N SHAVINGTON GREEN FARM, CREWE ROAD, SHAVINGTON
CW2 5JB: 5 NO. NEW BUILD HOUSES WITHIN DOMESTIC
CURTILAGE OF SHAVINGTON GREEN FARM FOR CHERRY
ROBINSON**

Note: Mr I Tarpey 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. Outline 3 years
2. Reserve Matters time
3. Reserve Matters to include layout, scale, landscape and appearance
4. Approved plans
5. Lighting plan with reserved matters
6. Arboricultural report implementation
7. Breeding Birds survey
8. Breeding birds features
9. Electrical Vehicle Infrastructure
10. Contaminated Land – Phase 1
11. Contaminated Land – verification report
12. Soil importation
13. Unexpected contamination
14. Foul Water
15. Surface Water
16. Management and Maintenance of Sustainable Drainage systems
17. Levels
18. Boundary treatment
19. Floorspace below 1,000sq.m (including garages)
20. No more than 2 storey

Informative:

As part of the first Reserved Matters application the developer shall investigate the possibility of a pedestrian link between the application site and the consented site as part of applications 15/4046N and 13/2069N.

(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.

78 17/2211N WHITTAKERS GREEN FARM, PEWIT LANE, HUNSTERSON, CHESHIRE CW5 7PP: AGRICULTURAL BUILDING TO PROVIDE GRAIN STORE (RESUBMISSION OF 16/2930N) FOR MR F.H. RUSHTON

Note: Councillor J Clowes attended the meeting at this point in the proceedings in order to address the Committee as a Ward Councillor. Having addressed the Committee, Councillor Clowes left the meeting.

Note: Parish Councillor R Frodsham (on behalf of Doddington & District Parish Council), Mr C Knibbs (objector) and Mr E Roberts (on behalf of the applicant) also attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED for the following:

- A Committee site inspection to enable Members to assess the impact of the development
- Further information on the fuel type
- Further information on the highways impact from fuel importation
- Further justification of the size of the building
- Production information with respect to the crops on the holding

79 UPDATE FOLLOWING THE RESOLUTION OF MINDED TO REFUSE APPLICATION 17/0339N BUT WITH HEADS OF TERMS IF THE APPEAL IS ALLOWED - LAND TO THE NORTH OF LITTLE HEATH BARNES, AUDLEM ROAD, AUDLEM

Note: Parish Councillor G Seddon (on behalf of Audlem Parish Council) and Ms F Christie (supporter) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding planning application 17/0339N.

At its meeting on 9 August 2017, the Committee had resolved that it was minded to refuse the application and had approved Heads of Terms for a S106 Agreement, in the event that the application was subject to an appeal.

RESOLVED

- (a) That a S106 Agreement to secure the following amended Heads of Terms be entered into at the forthcoming appeal:
1. Commuted sum of £556,699 towards affordable housing in the local area
 2. Provision of a management company for the future maintenance of on site openspace/green gym
 3. Commuted sum of £17,352 towards an extension at Audlem Medical Practice
- (b) That the following paragraph be attached to the resolution:

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.

The meeting commenced at 10.00 am and concluded at 12.20 pm

Councillor J Wray (Chairman)