

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 5th September, 2018 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (Chairman)

Councillors Rhoda Bailey, D Bebbington, P Butterill, J Bratherton,
J Clowes, S Davies, A Kolker, S Pochin, J Rhodes and B Walmsley

Officers in attendance

Daniel Evans, Principal Planning Officer

Richard Taylor, Principal Planning Officer

Andrew Goligher, Principal Development Control Officer – Highways

James Thomas, Senior Lawyer

Rachel Graves, Democratic Services Officer

17 APOLOGIES FOR ABSENCE

There were no apologies for absence.

18 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made:

Councillor R Bailey, in the interests of openness, declared in relation to Application 18/2343N that though she did not know the applicant personally she was aware that they had carried out work on her farm many years ago and that she was not conflicted in anyway.

Councillor J Bratherton declared a predetermination interest in relation to Applications 18/1270N, 18/1769N and 18/1770N as prior to her becoming a member of the Southern Planning Committee she had visited and discussed the applications with local residents.

Councillor J Clowes, in the interest of openness, declared in relation to Application 18/2343N that she and other Members may have visited the site for previous planning applications.

19 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 8 August 2018 be confirmed as a correct record and signed by the Chairman.

20 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

21 18/2343N TOP END FARM, BARTHOMLEY ROAD, CREWE, CHESHIRE CW2 5NT: CHANGE OF USE OF 2 NO. BUILDINGS FROM AGRICULTURAL USE TO A MIXED USE COMPRISED OF AGRICULTURE USE AND USE FOR THE STORAGE OF FERTILISER FOR SALE FOR M ABELL

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

Additional comments had been received from Councillor D Marren, who had called in the application for consideration at committee, and these were read out to the Committee.

Mr M Coyne (objector) and Mr A Thornley (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

(Councillor J Bratherton left the meeting during consideration of this item and did not return.)

RESOLVED:

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

- 1 Use to begin within 3 years of the date of the decision.
- 2 Accordance with approved plans.
- 3 No more than 16,000 tonnes of fertiliser shall be exported from the site in any one calendar year.
- 4 From the date of the implementation of the use hereby permitted, the operator shall maintain records (including weighbridge records, of monthly output of fertiliser from the site and shall make them available to the Local Planning Authority within 14 days of the last day of the month, when requested.
- 5 No external storage of raw materials or finished fertiliser product shall take on the site.
- 6 within 3 months of the date of this permission, detailed plans for the improvements/re-surfacing of at least 15 metres of the access road to Top End Farm from Barthomley Road, including an implementation time scale, and public footpath mitigation scheme shall be submitted to and approved in writing. The works to the road shall be carried out in accordance with the approved details.
- 7 Submission of a plan to show visibility splays to be submitted and approved. Visibility splays to be kept clear of obstruction.

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) has 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.

22 18/1270N NORTHERN DAIRIES, GROBY ROAD, CREWE CW1 4PE: CHANGE OF USE FROM MILK DAIRY STORAGE AND DISTRIBUTION (B8) TO METAL FABRICATION COMPANY WITH ASSOCIATED WORKSHOPS, OFFICES AND YARDS (B2) FOR MR PAUL CARRUTHERS

The Committee considered a report regarding the above planning application.

Ms L Furber (objector) attended the meeting and addressed the Committee on this matter.

RESOLVED:

That, for the reasons set out in the report, the application be REFUSED for the following reasons:

- 1 the retention of the use of the premises as a steel fabrication premises (Class B2), by virtue of the unacceptable increased noise levels and disturbance would be detrimental to the amenity of the area and neighbours contrary to Policy EG2 of the Cheshire East Local Plan Strategy and saved policies BE.1 Amenity, NE15 Re-use and Adaptation of a Rural Building for a commercial, Industrial or recreational use and NE.17 Pollution of the Crewe and Nantwich Replacement Borough Local Plan 2011.

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

23 18/1769N NORTHERN DAIRIES, GROBY ROAD, CREWE CW1 4PE: RETROSPECTIVE ERECTION OF NEW STEEL FRAMED WORKSHOP TO REAR OF MAIN BUILDINGS FOR MR MITCHELL, PEGASUS MECHANICAL SERVICES LTD

The Committee considered a report regarding the above planning application.

Ms L Furber (objector) attended the meeting and addressed the Committee on this matter.

RESOLVED:

That, for the reasons set out in the report, the application be REFUSED for the following reasons:

- 1 the retention of the use of the extension to the rear of the depot premises as a steel fabrication premises (Class B2), by virtue of the unacceptable increased noise levels and disturbance would be detrimental to the amenity of the area and neighbours contrary to the Policy EG2 Rural Economy of the Cheshire East Local Plan Strategy and saved policies BE.1 Amenity and NE.17 Pollution of the Crewe and Nantwich Replacement Borough Local Plan 2011.

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

24 18/1770N NORTHERN DAIRIES, GROBY ROAD, CREWE, CW1 4PE: CHANGE OF USE OF PART OF PREMISES, IN TO A 9 BEDROOMED HOUSE IN MULTIPLE OCCUPATION WITH SHARED KITCHEN / BATHROOM FACILITIES FOR MR MITCHELL, PEGASUS MECHANICAL SERVICES LTD

The Committee considered a report regarding the above planning application.

Ms L Furber (objector) attended the meeting and addressed the Committee on this matter.

RESOLVED:

That, for the reasons set out in the report, the application be REFUSED for the following reasons:

- 1 The retention of the HMO, by virtue of the proximity of the residential use to the adjoining commercial use of the depot building and the noise levels generated, would be detrimental to the amenity of the future residents of the HMO premises contrary to the saved policy BE.1 (Amenity) of the Crewe and Nantwich Replacement Borough Local Plan 2011.

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence

the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

25 18/2157N DAIRYGOLD, LANCASTER FIELDS, CREWE, CHESHIRE CW1 6FU: PROPOSED EXTENSIONS TO THE EXISTING PRODUCTION FACILITY THAT INCLUDES THE DEMOLITION OF AN EXISTING EXTENSION FOR MR KEITH STOKES, DAIRYGOLD FOODS

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 conditions:

- 1 Time (3 years)
- 2 Plans
- 3 Materials as per application
- 4 Prior approval of detailed design, management and maintenance of surface water drainage
- 5 Land contamination
- 6 Unidentified land contamination
- 7 Tree retention
- 8 Tree protection scheme
- 9 Submission of energy saving requirements.

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

The following Heads of Terms should be secured as part of any S106 Agreement or Unilateral Undertaking:

S106	Amount	Triggers
Highways Contribution	£5,000 (ongoing monitoring and review of travel plans)	Prior to the occupation of any part of the development hereby approved

The meeting commenced at 10.00 am and concluded at 11.25 am

Councillor J Wray (Chairman)