

Southern Planning Committee

Agenda

Date:	Wednesday, 6th February, 2019
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 - 10)

To approve the minutes of the meeting held on 9 January 2019.

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. **18/2413C Land Adjoining Meadowview Park, Dragons Lane, Moston: Change of use of land from agricultural land for stationing of caravans for residential purposes by 1 gypsy-traveller family including utility building, hard standing, septic tank, fencing & gates, and shed/dog kennel, part retrospective for Ms D S Smith (Pages 11 - 26)**

To consider the above planning application.

6. **18/4879N 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 yard (B2) (re-submission of 18/1270N) for Mr Paul Carruthers, Pegasus Mechanical Installations Limited (Pages 27 - 42)**

To consider the above planning application.

7. **18/1725C Land Adjacent To 68, Close Lane, Alsager: Proposed residential development of 16 no. dwellings with access and layout applied for, as a re-submission of application 16/2993N for Pembroke Homes Ltd & Nichola Jane Beach (Pages 43 - 62)**

To consider the above planning application.

8. **17/6363N Land South of Sandfield House, Station Road, Wrenbury CW5 8EX: Proposed construction of 45 dwelling houses, access, open space and associated infrastructure for Mrs Louise Davies, Sovini Homes Ltd (Pages 63 - 86)**

To consider the above planning application.

9. **18/4283C Manor Point Business Park, Manor Lane, Holmes Chapel CW4 8AG: Hybrid Planning Application for redevelopment of former Manor Lane Business Park site for mixed uses, comprising: (1) Full planning permission for site access and erection of Block A creating 2238 sqm for flexible use purposes within Use Classes B1, B2 and B8, and trade counter uses; together with associated car parking, servicing and external works including creation of flood defence/ecological wetland area and associated landscaping. (2) Outline planning consent for erection Blocks B and C creating a combined 3792 sqm for flexible use purposes within Use Classes B1, B2, B8, & trade counter uses; and erection of Blocks D, E, F and G for flexible uses within Use Classes B1, B2, B8, D1, D2, & trade counter uses (2251 sqm), together with associated car parking, servicing, and landscaping and external works (appearance and landscaping to be reserved for later approval). (All uses to be permitted within the terms of Class V, Part 3, Schedule 2 of the General Permitted Development Order 2015) for Aus-Bore Estates Ltd (Pages 87 - 98)**

To consider the above planning application.

THERE ARE NO PART 2 ITEMS