

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 29th May, 2019 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (Chairman)
Councillor S Akers Smith (Vice-Chairman)

Councillors M Benson, J Bratherton, P Butterill, A Critchley, S Davies,
K Flavell, A Gage, A Kolker, D Murphy and J Rhodes

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor B Roberts

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Paul Hurdus (Highways Development Manager)
Susan Orrell (Principal Planning Officer)
James Thomas (Senior Lawyer)
Julie Zientek (Democratic Services Officer)

1 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

All Members of the Committee declared that they had received a booklet with regard to application numbers 18/2111N and 18/2112N.

With regard to application numbers 18/2111N and 18/2112N, Councillor J Rhodes declared that she was a member of Crewe Town Council, but was not a member of the planning committee. She had attended a pre-application meeting a couple of years ago, but had not attended anything since then with respect to these applications.

Councillor J Wray declared that he had made up his mind with regard to application number 18/2413C, which was in his Ward. He would vacate the Chair in favour of the Vice-Chairman, exercise his separate speaking rights as a Ward Councillor and not take part in the debate or vote.

2 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 3 April 2019 be approved as a correct record and signed by the Chairman.

3 TERMS OF REFERENCE

RESOLVED – That the Committee's Terms of Reference be noted.

- 4 **18/2111N WEBB HOUSE, VICTORIA AVENUE, CREWE, CHESHIRE CW2 7SQ: PROPOSED CHANGE OF USE AND ALTERATIONS OF WEBB HOUSE TO FORM 18 CLASS 'C2' EXTRA CARE APARTMENTS, PROPOSED ERECTION OF A NEW THREE STOREY BLOCK TO THE REAR COMPRISING 36 CLASS 'C2' APARTMENTS, TOGETHER WITH ASSOCIATED DEMOLITIONS AND EXTENSIONS TO PROVIDE A 'WELLBEING' HUB LINKING THE TWO DEVELOPMENTS, NEW PAVILION/GARDEN STORE, TWO BIN/MOBILITY STORES TOGETHER WITH ASSOCIATED LANDSCAPING AND CAR PARKING. (TOTAL 54 UNITS) FOR ARCAM DEVELOPMENT MANAGEMENT 1 LTD**

Note: Councillor B Roberts (Ward Councillor) and Mr R Tkaczyk (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 and an oral report of the site inspection.

RESOLVED

- (a) That, for the reasons set out in the report, authority be DELEGATED to the Head of Development Management to APPROVE the application, following consultation with the Chairman of Southern Planning Committee, subject to:
- the resolution of outstanding matters relating to the refinement in the design of new extensions to Webb House
 - the completion of a S106 Agreement to secure:

S106	Amount	Triggers
Health	£ 35,856	50% paid prior to first occupation and the further 50% paid at occupation of the 51st dwelling.
Private Management scheme for all POS on site.		1 st occupation of the development
Occupiers' to be over 65 years of age and to complete a written assessment to identify their care and support needs.		1 st occupation of the development

and the following conditions:

1. Standard Time
2. Development in accordance with approved plans
3. Details of materials, finishes and specification of cladding
4. Sample panel of materials on site
5. Method of repointing and use of lime mortar
4. Surfacing materials for car parking
5. Large scale constructional details of new windows, internal and external doors for existing buildings
6. A schedule of doors and windows to be repaired, altered, or replaced
7. Cast iron, rainwater goods painted black
8. Structural Engineers report to ensure stability of historic fabric to be retained during demolition and reconstruction
9. Method statement for connecting extensions to the existing building
10. Proposed and Finished Floor Levels
11. Tree Protection
12. Tree Pruning/Felling Specification
13. Arboricultural Method Statement
14. Engineer designed no dig hard surface construction specification for any area of hard surfacing within the root protection area of retained trees
15. Arboricultural Scheme of Supervision
16. Levels Survey
17. Prior to the use of any facing or roofing materials details/ samples shall be submitted and approved
18. Mitigation implemented in accordance with the acoustic report prepared by Peak Acoustics dated 4th February 2019 Ref LH1101181NR rev.1
19. Specification of mitigation measures for glazing and ventilation
20. Provision of Electric Vehicle infrastructure
21. Provision of Ultra Low Emission Boilers
22. Contaminated land – submission of a phase 2 report - prior to commencement
23. Contaminated land – submission of a verification report
24. Contaminated land – works to stop if any unexpected contamination is discovered on site
25. Contaminated land imported soil
26. Piling
27. Dust control
28. Notwithstanding submitted plans, details of the hard and soft landscaping and car parking layouts to be submitted and approved
29. Implementation of the landscaping scheme
30. The car-parking layout approved as part of condition 28 shall be implemented prior to first occupation
31. Development to be undertaken in accordance with the submitted Ecological Impact Assessment prepared by Whitcher Wildlife Ltd

dated 10th April 2018 unless varied by a subsequent Natural England license

32. Breeding Birds – timing of works
 33. Details of surface water drainage scheme
 34. Submission, approval and implementation of a Construction Management Plan
 35. Covered cycle parking provision
- (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 Development Management, following 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, before issue of the decision notice.
- (c) That, should this application be subject to an appeal, approval be given to enter into a S106 Agreement to secure the following:

S106	Amount	Triggers
Health	£ 35,856	50% paid prior to first occupation and the further 50% paid at occupation of the 51st dwelling.
Private Management scheme for all POS on site.		1 st occupation of the development
Occupiers' to be over 65 years of age and to complete a written assessment to identify their care and support needs. Retention of extra care facilities		1 st occupation of the development

- 5 **18/2112N WEBB HOUSE, VICTORIA AVENUE, CREWE, CHESHIRE CW2 7SQ: LISTED BUILDING CONSENT FOR PROPOSED CHANGE OF USE AND ALTERATIONS OF WEBB HOUSE TO FORM 18 CLASS 'C2' EXTRA CARE APARTMENTS, PROPOSED ERECTION OF A NEW THREE STOREY BLOCK TO THE REAR COMPRISING 36 CLASS 'C2' APARTMENTS, TOGETHER WITH ASSOCIATED DEMOLITIONS AND EXTENSIONS TO PROVIDE A 'WELLBEING' HUB LINKING THE TWO DEVELOPMENTS (TOTAL 54 UNITS) FOR ARCAM DEVELOPMENT MANAGEMENT 1 LTD**

Note: Mr C Cunio 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, authority be DELEGATED to the Head of Development Management to APPROVE the application, following consultation with the Chairman of Southern Planning Committee, subject to the resolution of outstanding matters relating to the refinement in the design of new extensions to Webb House and the following conditions:

1. Commencement within 3 years
2. Development in accordance with approved plans
3. Details of material, finishes and specification of cladding
4. Sample panel of materials on site
5. Method of repointing and use of lime mortar
6. Constructional details of new windows, internal and external doors for existing buildings
7. A schedule of doors and windows to be repaired, altered, or replaced
8. Cast iron, painted black rainwater goods
9. Structural Engineers report to ensure stability of fabric to be retained during demolition and reconstruction
10. Method statement for connecting extensions to the existing building
11. Large scale drawings for construction of new stairs or balustrades within the existing buildings
12. Retention of fireplaces and surrounds
13. Scheme for installation of sound proofing and fire prevention measures within existing building
14. Details of partitions to exercise studio/swimming pool and of new screen to stairs
15. Details for repairing panelling in communal lounge once new openings have been formed
16. Method statement for bricking up of openings and existing fenestration to existing buildings
17. Details of new ramp access to existing building
18. Scheme for the retention of the flooring within Webb House

- (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 Development Management, 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, before issue of the decision notice.

6 18/2481N LAND OFF BROWNING STREET, CREWE: PROPOSED 8 HOUSES AND ASSOCIATED INFRASTRUCTURE, PLUS REMODEL OF CAR PARK FOR MR M THOMPSON, ENGINE OF THE NORTH

The Chairman reported that this application had been withdrawn prior to the meeting.

7 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

Note: Having made a declaration, Councillor J Wray vacated the Chair in favour of the Vice-Chairman.

Note: Having exercised his separate speaking rights as a Ward Councillor, Councillor J Wray withdrew from the meeting for the duration of the Committee's consideration of this item.

Note: Parish Councillor A Holder (on behalf of Moston Parish Council) and Mr A Roscoe (objector) attended the meeting and addressed the Committee on this matter.

Note: Miss D Smith (applicant) had not registered her intention to address the Committee. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Miss Smith to 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 REFUSED for the following reason:

The proposed development sites adjacent to National Grid's High-Pressure Gas Pipeline – Feeder 21 Elworth to Mickle Trafford and Warburton to Audley. A holding objection remains in place from National Grid in relation to the potential risks to people in the vicinity of the hazardous installation. The proposal is therefore contrary to policy GR7 of the Congleton Borough Local Plan First Review 2005, and SD1 of the Cheshire East Local Plan Strategy.

- (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 Development Management, 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, before issue of the decision notice.

The meeting commenced at 10.00 am and concluded at 11.50 am

Councillor J Wray (Chairman)