

## **CHESHIRE EAST COUNCIL**

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

### **PRESENT**

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

Councillors J Bratherton, P Butterill, S Davies, S Edgar (for Cllr Benson),  
H Faddes (for Cllr Critchley), K Flavell, A Gage, A Kolker, D Murphy and  
J Rhodes

### **OFFICERS PRESENT**

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

### **Apologies**

Councillors M Benson and A Critchley

### **25 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interests of openness, Councillors P Butterill, J Bratherton J Rhodes  
and S Akers Smith declared that they had received a telephone call  
regarding application number 18/5510N.

### **26 MINUTES OF PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 4 September 2019  
be approved as a correct record and signed by the Chairman.

### **27 18/5510N LAND OFF SYDNEY ROAD, CREWE: DEVELOPMENT OF 40 AFFORDABLE DWELLINGS, THE CREATION OF A NEW VEHICLE AND PEDESTRIAN ACCESS FROM SYDNEY ROAD, INTERNAL SHARED SURFACE ROADS, CAR PARKING, LANDSCAPING AND PUBLIC OPEN SPACE FOR GALLIFORD TRY PARTNERSHIPS**

Note: Ms L Robertson 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, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

It is considered that the harm to the Open Countryside is not outweighed by the benefits of the proposed development, given its poor layout and design resulting in the lack of satisfactory opportunities for children's play. The development is therefore deemed to be contrary to Policies PG6 (Open Countryside), SE1 (Design), SC3 (Health and Wellbeing), SD1 (Sustainable Development in Cheshire East), and SD2 (Sustainable Development Principles) of the Cheshire East Local Plan Strategy, and saved Policy RT3 of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

- (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 with the following Heads of Terms:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
Affordable Housing	100% affordable Housing	Prior to occupation and in accordance with submitted details
Health	£31,356	To be paid prior to first occupation
Private management of Public Open Space		Prior to first occupation
Education	£86,770	To be paid prior to first occupation

Ecology – Habitat Creation	£26,374	To be paid prior to first occupation
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- 28 **19/2938C HAWTHORN COTTAGE, HARVEY ROAD, CONGLETON CW12 2PS: OUTLINE APPLICATION FOR THE REFURBISHMENT OF HAWTHORN COTTAGE, CANAL SIDE FARM AND THE ERECTION OF 35 NO. DWELLINGS. THE FORMATION OF A NEW VEHICLE AND PEDESTRIAN ACCESS FROM GORDALE CLOSE FOR MR DAVID POYNER, DAVICO PROPERTIES UK LTD**

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

- 29 **19/3307N BOOT AND SLIPPER, LONG LANE, WETTENHALL: ERECTION OF 4 DWELLINGS FOR E ATKINSON, COMMERCIAL DEVELOPMENT PROJECTS LTD**

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

The meeting commenced at 10.00 am and concluded at 11.20 am

Councillor J Wray (Chairman)