

## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 1st July, 2020 at Virtual Meeting

### **PRESENT**

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

Councillors M Benson, P Butterill, S Davies, H Faddes (substitute for Cllr Bratherton), K Flavell, A Gage, D Marren, D Murphy, J Rhodes and L Smith

### **Non Committee Members in Attendance**

Councillors S Pochin and P Williams

### **Officers in Attendance**

Daniel Evans, Principal Planning Officer  
Peter Hooley, Planning and Enforcement Manager  
Paul Hurdus, Highways Development Manager  
James Thomas, Senior Planning Solicitor  
Rachel Graves, Democratic Services Officer

### **1 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr J Bratherton.

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

With regard to application numbers 20/0947N and 19/5420M, in the interests of openness, Councillor D Marren declared that he knew the applicants and had not pre-determined either application.

### **3 MINUTES OF PREVIOUS MEETING**

#### **RESOLVED:**

That the minutes of the meeting held on 4 March 2020 be approved as a correct record.

### **4 20/0289C - 104 LAWTON ROAD, ALSAGER ST7 2DB: RESIDENTIAL DEVELOPMENT OF 4NO 3 BEDROOM DETACHED BUNGALOWS TOGETHER WITH A NEW ACCESS ROAD AND ASSOCIATED SITE WORKS FOR MR M BAILEY, ALCOCK & BAILEY LTD**

The Committee considered a report on regarding the above planning application.

Ward Councillor Phil Williams and Alsager Town Councillor Sue Helliwell attended the meeting and addressed the Committee on this matter.

**RESOLVED:**

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

1. Standard time
2. Approved Plans
3. Nesting bird boxes provision
4. Breeding birds – timing of works
5. Hedgehog gaps in fencing to be provided
6. Tree Protection in accordance with submitted details
7. Tree felling/pruning in accordance with submitted details
8. Submission and approval of a drainage strategy
9. Land levels in accordance with the approved plans
10. Dust Management Plan
11. Electric Vehicle Charging points
12. Details of any soils imported onto the site
13. Works to stop if any unexpected contamination is discovered
14. Boundary Treatment to be submitted and approved
15. Landscaping implementation
16. Materials to be submitted
17. Access and visibility splays to be provided prior to first occupation
18. Cycle parking details to be submitted and approved

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

**5 19/4979C - 65 SANDBACH ROAD NORTH, ALSAGER, ST7 2AQ:  
REMOVAL OF EXISTING GARAGE AND ERECTION OF ONE  
DWELLING**

The Committee considered a report on the above planning application.

Mr Steve Goodwin, Planning Consultant, attended the meeting and addressed the Committee on this matter.

**RESOLVED:**

(a) 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
4. Electric Vehicle Charging
5. Drainage
6. Boundary treatment prior to occupation
7. Piling
8. Soil importation
9. Land contamination
10. Dust management plan
11. Landscape Scheme to be submitted
12. Landscape to be implemented

(b) In order to give proper effect to the Board`s/Committee`s intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) 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.

**6 20/0394N - THE YARD, LEWIS STREET, CREWE: OUTLINE APPLICATION FOR 5 PAIRS OF SEMI DETACHED DWELLINGS WITH VEHICULAR ACCESS OFF LEWIS STREET**

The Committee considered a report on the above application.

A statement was read out on behalf of the Councillor M Houston, Ward Councillor and Crewe Town Councillor.

**RESOLVED:**

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

1. Time – 3 years of within 2 of last Reserved Matter approval
2. Reserved Matters within 3 years
3. Layout, Scale, Appearance and Landscaping Matters to be submitted and approved
4. Plans
5. Levels to be submitted as part of the first RM application
6. Construction Management Plan
7. Compliance with noise assessment
8. Piling
9. Dust
10. Electric vehicle charging
11. Boilers
12. Contaminated land
13. Drainage strategy
14. Landscaping scheme to be provided
15. Landscaping scheme to be implemented

16. Breeding birds survey
17. Hedgehog mitigation
18. Lighting scheme
19. Ecological enhancement strategy
20. Removal of permitted development rights
21. Arboricultural Impact Assessment
22. Drainage strategy
23. the first RM application shall include details of covered cycling for each plot

- (b) 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.

**7 20/0947N - 50 CHARLCOTE CRESCENT, CREWE, CW2 6UH: REAR AND SIDE GROUND FLOOR EXTENSION**

The Committee considered a report on the above application.

**RESOLVED:**

- (a) That, for the reasons set out in the report and written update, the application be APPROVED, subject to the following conditions:

- 1 Commencement within 3 years
- 2 Approved Plans
- 3 Materials to match existing

- (b) In order to give proper effect to the /Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) 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.

**8 20/1197N - THE FORMER BOOT AND SLIPPER INN, LONG LANE, WETTENHALL, CHESHIRE, CW7 4DN: ERECTION OF 4 DWELLINGS**

The Committee considered a report on the above applications.

Ward Councillor Sarah Pochin, Wettenhall and Cholmondeston Parish Councillor Keith Gilby, Mr Mike Moss, objector, and Mr Steve Goodwin,

Planning Consultant, attended the meeting and addressed the Committee on this matter.

**RESOLVED:**

That, contrary to the planning officer's recommendation for refusal, the application be APPROVED, subject to

That, contrary to the planning officer's recommendation for refusal, the application be APPROVED, subject to

1 a S106 Agreement to secure the following:

Affordable Housing	1no Bungalow – Discounted to sale by 20% market value	No more than 50% open market properties occupied prior to affordable provision provided.
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2 List of conditions delegated to the Head of Planning in Consultation with the Chair of Southern Planning Committee.

3 the list of conditions shall include materials to be submitted and approved.

9 **19/5420M - 27B ALMA LANE, WILMSLOW, SK9 5EY: CONVERSION OF GARAGE WITH SMALL EXTENSION (3M2) TO BRING IT IN LINE WITH THE FRONT OF THE HOUSE. CHANGING FLAT ROOF TO PITCHED ROOF.**

The Committee considered a report on the above application.

**RESOLVED:**

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

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application

The meeting commenced at 10.00 am and concluded at 1.10 pm

Councillor J Wray (Chairman)