

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 3rd August, 2022 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor A Kolker (Chair)
Councillor S Pochin (Vice-Chair)

Councillors J Bratherton, P Butterill, S Davies, T Dean, A Gage, S Hogben,
D Marren, C Naismith, L Smith and J Wray

OFFICERS IN ATTENDANCE

Richard Taylor, Principal Planning Officer
Gareth Taylerson, Principal Planning Officer
Andrew Goligher, Development Officer
Andrew Poynton, Planning Lawyer
Rachel Graves, Democratic Services Officer

13 APOLOGIES FOR ABSENCE

Apologies were received from Councillor M Benson. Councillor T Dean
attended as a substitute.

14 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to planning application 22/0496N Cllr D Marren declared, in the
interest of openness, that he was involved with a resident who had made a
complaint against the Council on flooding on land opposite the application
site.

In relation to planning application 22/0761C Cllr A Kolker, in the interest of
openness, declared that he used to be a governor at Holmes Chapel
Comprehensive School.

In relation to planning application 22/0897N Cllr J Bratherton, declared, in
the interest of openness, that she lived near the application site. She was
one of the ward councillors and had directed any queries from members of
the public on this application to the other two Crewe East ward councillors.

15 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 29 June 2022 be approved as a
correct record.

16 PUBLIC SPEAKING

The public speaking procedure was noted.

17 **22/0496N - DETACHED SINGLE DWELLING: 27 CREWE ROAD, SHAVINGTON CW2 5JE FOR W J TONKS LTD**

Consideration was given to the above planning application.

RESOLVED:

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

- 1 Standard Time - 3 years
- 2 Approved Plans
- 3 Details of material to be approved
- 4 Landscaping details to be submitted
- 5 Landscaping details to be implemented
- 6 Boundary treatment details to be submitted and approved
- 7 Unexpected contamination
- 8 EV Charging point provision
- 9 Breeding birds timing of works
- 10 Submission of an ecological enhancement strategy
- 11 Drainage strategy to be submitted and approved (including maintenance and management)
- 12 Land levels to be submitted and approved
- 13 Submission of a scheme to be submitted to protect the water main crossing the site from damage during the construction phase
- 14 Air source heat pump details to be submitted and approved

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 notice being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Southern Planning Committee, provided the changes do not exceed the substantive nature of the Committee's decision.

18 **22/0897N - MANNED ECO CAR WASH FACILITY AND ELECTRIC VEHICLE CHARGING, CONSTRUCTION OF FOUR JET WASH BAYS AND FOUR VALETING BAYS, TWO SELF SERVE ELECTRIC VEHICLE CHARGING BAYS. A SINGLE, MODULAR, AMENITY BUILDING CONTAINING A CUSTOMER LOUNGE, STORE AND EMPLOYEE WELFARE AREA. CHANGE OF USE AS DETERMINED.: LAND AT, NORTH STREET, CREWE FOR MR SIMON MOXON, CARBANA LIMITED AND MONKTON DEAN INVESTMENT**

Consideration was given to the above application.

The following attended the meeting and spoke on the application:
Councillor H Faddes (Ward Councillor) and Mr J Walker (applicant).

RESOLVED:

That the application be REFUSED for the following reason:

The proposed development by means of its location adjacent to residential properties is considered to be unacceptable and would have an adverse impact on the living conditions of the neighbouring properties. The proposal is therefore considered to be contrary to Policies BE.1 (Amenity) of the Crewe and Nantwich Replacement Local Plan, SE12 of the Cheshire East Local Plan Strategy, the NPPF and the emerging Policy HOU 10 of the SADPD.

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.

[The committee adjourned for a short break]

19 22/0635N - CONSTRUCT BASEMENT AND ERECT ONE ADDITIONAL STOREY TO NO. 22A MARKET STREET, ALTER ELEVATIONS AND CHANGE USE OF PROPERTY TO MEDICAL / HEALTH FACILITY - USE CLASS E(E). (RE-SUBMISSION OF 21/4270N): 22A MARKET, STREET, CREWE CW1 2EG FOR A JADDOU, CHESHIRE MEDICAL CENTRE

Consideration was given to the above application.

The following attending the meeting and spoke on the application:
Dr Patricia McWalter (applicant).

RESOLVED:

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

- 1 Standard Time – 3 years
- 2 Approved Plans
- 3 Details of all materials to be submitted and approved
- 4 Breeding birds – timing of works
- 5 Ecological enhancements to be submitted and approved
- 6 Final design and details of all fenestration to be submitted and approved
- 7 Details of parapet/coping, and design of the entrance to be submitted and approved

- 8 Low emission boiler provision
- 9 Waste Management Plan to be submitted and approved
- 10 Construction Management Plan to be submitted and approved

Inclusion of an additional informative requiring cycle parking provision to be provided on the site and for the applicant to consider providing a contribution towards new cycle storage provision in the Town Centre.

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 has delegated authority to do so in consultation with the Chair of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

20 22/0637N - CONSTRUCT BASEMENT AND ERECT ONE ADDITIONAL STOREY TOGETHER WITH FIRST FLOOR REAR EXTENSION AND CHANGE USE OF PROPERTY TO MEDICAL/HEALTH FACILITY - USE CLASS E(E) (RE-SUBMISSION OF 21/4317N): 20 MARKET STREET, CREWE CW1 2EG FOR A JADDOU, CHESHIRE MEDICAL CENTRE

Consideration was given to the above application.

The following attending the meeting and spoke on the application:
Dr Patricia McWalter (applicant).

RESOLVED:

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

- 1 Standard Time – 3 years
- 2 Approved Plans
- 3 Details of all materials to be submitted and approved
- 4 Breeding birds – timing of works
- 5 Ecological enhancements to be submitted and approved
- 6 Final design and details of all fenestration to be submitted and approved
- 7 Details of parapet/coping, and design of the entrance to be submitted and approved
- 8 Low emission boiler provision
- 9 Waste Management Plan to be submitted and approved
- 10 Construction Management Plan to be submitted and approved

Inclusion of an additional informative requiring cycle parking provision to be provided on the site and for the applicant to consider providing a contribution towards new cycle storage provision in the Town Centre.

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 has delegated authority to do so in consultation with the Chair of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

21 22/0761C - ERECTION OF NEW STAND-ALONE TEACHING BLOCK WITH CLASSROOMS, ANCILLARY SPACES AND ASSOCIATED EXTERNAL WORKS INCLUDING NEW RAMPED ACCESS: HOLMES CHAPEL COMPREHENSIVE SCHOOL, SELKIRK DRIVE, HOLMES CHAPEL, CHESHIRE CW4 7DX FOR TONY HALSALL

Consideration was given to the above application.

The following attended the meeting and spoke on the application:
Councillor Les Gilbert (Ward Councillor) and Mr Tony Halsall (applicant).

RESOLVED:

Delegate to the Head of Planning and the Chair/Vice Chair of Southern Planning Committee when Sport England issues are addressed and to look at the feasibility of a new drop off area to be funded by Section 106. If the Sport England issues are addressed, the following conditions should be imposed:

- 1 Time limit
- 2 Approved Plans
- 3 Materials as detailed in the application
- 4 Details of any external lighting to be provided prior to installation
- 5 No development shall take place until a detailed drainage strategy/design, associated management/maintenance plan for the site has been submitted to and approved in writing by the Local Planning Authority. The drainage design must also include information regarding surface water run-off rates, design storm period and intensity & any temporary storage facilities included, to ensure adequate drainage is implemented on site. Any tests or investigations taken out during this stage must be in accordance with relevant guidelines.

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, in consultation with the Chair (or in their absence the Vice Chair) of the 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.

The meeting commenced at 10.00 am and concluded at 1.01 pm

Councillor A Kolker (Chair)