

# CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 7th February, 2024 in the Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## PRESENT

Councillor J Bratherton (Chair)  
Councillor A Kolker (Vice-Chair)

Councillors R Bailey, J Bird, L Buchanan, L Crane, B Drake, A Gage,  
M Muldoon and J Wray

## OFFICERS IN ATTENDANCE

Dan Evans, Principle Planning Officer  
Andrew Goligher, Highways Officer  
Andrew Poynton, Senior Planning and Highways Lawyer  
Rachel Graves, Democratic Services Officer

## 57 APOLOGIES FOR ABSENCE

Apologies were received from Councillor A Burton. Councillor B Drake  
attended as a substitute.

## 58 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to application 22/4466C Glebe Farm, Knutsford Road, Cranage,  
Councillor A Kolker declared he had referred the site to Planning  
Enforcement on behalf of Cranage Parish Council. He stated that he had  
not taken part in any discussions and had not predetermined the  
application.

## 59 MINUTES OF PREVIOUS MEETING

### RESOLVED:

That the minutes of the meeting held on 10 January 2024 be approved as  
a correct record.

## 60 PUBLIC SPEAKING

The public speaking procedure was noted.

## 61 22/4466C - GLEBE FARM, KNUTSFORD ROAD, CRANAGE, CW4 8EF: APPLICATION SEEKS APPROVAL OF B8 USE CLASSIFICATION ON COMMERCIAL EMPLOYMENT SITE AT GLEBE FARM

Consideration was given to the above planning application.

The following attend the meeting and spoke in relation to the application:  
Cranage Parish Councillor Adrian Woodfine-Jones.

**RESOLVED:**

That the application be REFUSED for the following reason:

- 1 the use of the site for a B8 use (Storage and Distribution), can be reasonably expected to be located within a designated centre and a countryside location is not essential for the business. To allow the site to be used for storage and distribution would cause harm to the character and appearance of the open countryside. The development is not essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers nor is it a use appropriate to a rural location. The proposal is therefore contrary to Policies SD1, SD2, SE1, PG6 and EG2 of the Cheshire East Local Plan Strategy, Policies RUR10 and GEN1 of the Site Allocations and Development Policies Document and the NPPF.

In the event of an appeal, the Southern Planning Committee would like the following conditions to be suggested to the Planning Inspector (as well as others deemed necessary by the case officer):

- Hours of operation
- Delivery Management Plan to be submitted and approved
- On site parking layout 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 Development Management, in consultation with the Chair (or in their absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between the approval of the minutes and the issue of the decision notice.

**62 23/2367N - MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ: PROPOSALS FOR REPAIR OF CREWE MUNICIPAL BUILDINGS MAIN FACADE WINDOWS, DOORS AND WROUGHT IRON RAILING AND GATES INCLUDING REPLACEMENT OF TWO EXISTING FLAG POLES AND ASSOCIATED TEMPORARY WORKS**

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
- 2 Materials as application
- 3 Approved Plans

- 4 Use of oak timber for window frames
- 5 Method statement for removal, storage, cleaning and return of windows
- 6 Submission of drawings for complete replacement of any window or door

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 the issue of the decision notice.

**63 23/2368N - MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ: LISTED BUILDING CONSENT FOR PROPOSALS FOR REPAIR OF CREWE MUNICIPAL BUILDINGS MAIN FACADE WINDOWS, DOORS AND WROUGHT IRON RAILING AND GATES INCLUDING REPLACEMENT OF TWO EXISTING FLAG POLES AND ASSOCIATED TEMPORARY WORKS**

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
- 2 Materials as approved
- 3 Approved Plans
- 4 Use of oak timber for window frames
- 5 Method statement for removal, storage, cleaning and return of windows
- 6 Submission of drawings for complete replacement of any window or door

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.

The meeting commenced at 10.00 am and concluded at 10.41 am

Councillor J Bratherton (Chair)