

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 30th November, 2022 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor A Kolker (Chair)
Councillor P Butterill (Vice-Chair)

Councillors M Benson, J Bratherton, A Critchley, S Davies, A Gage, D Marren,
C Naismith, S Pochin, L Smith and J Wray

OFFICERS IN ATTENDANCE

Dan Evans, Principal Planning Officer
Gareth Taylerson, Principal Planning Officer
Andrew Goligher, Development Officer
Andrew Poynton, Planning Lawyer
Rachel Graves, Democratic Services Officer

46 APOLOGIES FOR ABSENCE

There were no apologies for absence.

47 DECLARATIONS OF INTEREST/PRE-DETERMINATION

In the interests of openness, in relation to application 22/2820N –
Springfield School, Councillor A Critchley declared that he had been a
member of the Children and Families Committee which had approved the
expansion of the school.

48 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 2 November 2022 be approved as
a correct record.

49 PUBLIC SPEAKING

The public speaking procedures were noted.

- 50 **22/2820N - SPRINGFIELD SCHOOL, OLD CREWE GREEN ROAD, CREWE, CW1 5HS: EXTENSION TO THE EXISTING SPRINGFIELD SCHOOL SPORTS PAVILION, TO ACCOMMODATE 60 EXTRA PUPILS. TO INCLUDE NEW CLASSROOMS AND ALL PROVISIONS ASSOCIATED . EXTENSION AND ROPELLING OF EXISTING KITCHEN ALTERATION TO CAR PARK FACILITIES NEW SECURE FENCING AND AUTOMATED GATES, HIGH LEVEL FENCING TO SURROUND THE SOUTHERN PART OF THE SITE AND ENCLOSE THE CAR PARK.**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Ms Lisa Hodgkison (supporter).

RESOLVED:

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

- 1 3 year time limit
- 2 Development in accordance with the approved plans
- 3 Details of proposed materials
- 4 Dust suppression methods
- 5 Details of electric vehicle charging points
- 6 Details of low emission boilers
- 7 Contaminated land soil testing
- 8 Contaminated land unexpected contamination
- 9 Details of a sustainable surface water drainage scheme and a foul water drainage scheme
- 10 Detailed drainage strategy
- 11 Details of external lighting
- 12 No removal of any vegetation or the demolition or conversion of buildings shall take place between 1 March and 31 August in any year, unless a detailed survey has been carried out to check for nesting birds
- 13 Submission of an ecological enhancement strategy
- 14 Retention and enhancement of existing hedgerow where possible, and compensatory native species planting to compensate for any sections of hedgerow unavoidable loss
- 15 Details of levels
- 16 Protective fencing to be provided for the duration of any construction period
- 17 Landscaping scheme to be provided and include height of the access barrier
- 18 Landscaping scheme to be implemented
- 19 The first-floor windows below 1.7m high serving classroom R1.16 shall be fitted with obscure glazing
- 20 By the 31st May 2023, a scheme detailing the provision of x4 habitat units shall be submitted in writing to the Local Planning

Authority for approval. This shall also include a timetable for the implementation of the units. The units shall then be delivered in full in accordance with the agreed timetable.

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Planning and Enforcement Manager, 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.

- 51 **WITHDRAWN - 22/2692N - LAND OFF, CREWE ROAD, WINTERLEY: RESERVED MATTERS PLANNING APPLICATION (LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) FOLLOWING OUTLINE APPROVAL REFERENCE 19/3889N - OUTLINE APPLICATION FOR THE ERECTION OF UP TO 55 DWELLINGS WITH ASSOCIATED WORKS (ACCESS TO BE CONSIDERED WITH ALL OTHER MATTERS RESERVED) (RESUBMISSION OF 18/2726N)**

The application had been withdrawn from the agenda prior to the meeting taking place.

- 52 **21/0482N - LITTLE ISLAND LIVERY, HAYMOOR GREEN ROAD, WYBUNBURY, CW5 7HG: RETENTION OF BUILDING FOR USE AS OFFICES, RECEPTION, STAFF FACILITIES AND STORAGE IN CONNECTION WITH THE EXISTING EQUINE BUSINESS ACTIVITIES.**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Councillor J Clowes (ward councillor), Wybunbury Parish Councillor Stuart Howcroft and Mr Richard Lee (agent).

RESOLVED:

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

- 1 Approved Plans
- 2 Uses as proposed to support equestrian activities of equine business.

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Planning and Enforcement Manager 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.

53 **22/2785C - 474, CREWE ROAD, SANDBACH: PLANNING APPLICATION FOR CREATION OF AN ADDITIONAL ASSISTED LIVING ACCOMMODATION C3(B)**

Consideration was given to the above application.

The following attended the meeting and spoke in relation to the application:

Councillor L Crane (ward councillor), Mr Andrew Baxter and Mr Graeme Radmall (applicants)

RESOLVED:

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

- 1 Time limit
- 2 Approved Plans
- 3 Materials as set out in the application
- 4 Provision of 4 parking spaces accessed from the rear of the property prior to the first occupation of the building. To refer to permeable surfacing for the parking areas
- 5 Covered and secure cycle parking to be submitted and approved.

Informatives

NPPF

The hours of noise generative demolition/construction works taking place during the development (and associated deliveries to the site) are restricted to:

Monday – Friday 08:00 to 18:00 hrs

Saturday 09:00 to 14:00 hrs

Sundays and Public Holidays Nil

Deviation from the above hours may be possible in exceptional circumstances with the written agreement of the Local Authority.

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 approval of the minutes and issue of the decision notice.

(Councillors J Bratherton and C Naismith left the meeting before consideration of the next application and did not return to the meeting.)

54 **21/6432N - THE ROYALS, WHITCHURCH ROAD, ASTON, CW5 8DJ:
PROPOSED CONVERSION OF TRADITIONAL FARM RANGE
BUILDINGS AND SUB-DIVISION OF EXISTING FARMHOUSE TO
FORM 8 NO. NEW RESIDENTIAL DWELLING UNITS, WITH
ASSOCIATED PARKING, MEANS OF ACCESS, GARAGING, BIN
STORAGE AND LANDSCAPING INCLUDED**

Consideration was given to the above application.

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 Works relate to barns only shown in approved plans/structural survey
- 4 Materials to be approved
- 5 Surfacing materials to be approved
- 6 Windows to be timber and set behind minimum of 75mm reveals
- 7 Fenestration details of barns to be approved, with detailed drawings of at least 1:20
- 8 Roof lights to be set flush/conservation style
- 9 All rain water goods and flues to be black metal
- 10 Removal of PD for extensions, alterations and outbuilding and boundary treatments
- 11 Landscaping plan to be submitted and approved - external area of units 6 and 8 to be re-considered
- 12 Landscape implementation
- 13 Landscaping plan to indicate boundary treatment
- 14 Archaeology – Written Scheme of investigation
- 15 Safeguarding of Breeding Birds
- 16 Biodiversity enhancement strategy to be approved
- 17 Protected Species report and recommendation to be implemented as approved
- 18 External light scheme to be approved
- 19 Drainage scheme to be approved
- 20 EVI to be approved
- 21 Contaminated Land report – scope of works and remediation if needed
- 22 Contaminated Land – Verification report
- 23 Contaminated land - soil importation
- 24 Contaminated Land – watching brief and unexpected contamination
- 25 All buildings shown for removal on plans shall be removed prior to first occupation of the barn conversions
- 26 Car parking, passing bays, bike stores, bin stores and garages shall be available for use prior to the first occupation of the barns

- 27 Public Rights of Way Management scheme/plan to be implemented as approved
- 28 Levels of details to be approved
- 29 No trees or hedges to be removed where stated as retained
- 30 Tree protection scheme to be submitted and approved
- 31 Arboricultural Method Statement 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 their 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.

55 **22/2219C - LAND NORTH OF DRAGON'S LANE, SANDBACH, MOSTON, CHESHIRE EAST, CW11 3QH: ERECTION OF A 12 MW BATTERY STORAGE FACILITY WITH BOUNDARY FENCING, ACCESS TRACK**

Consideration was given to the above application.

The following attend the meeting and spoke in relation to the application:
Mr Evan Williams (agent).

RESOLVED:

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

- 1 Time limit
- 2 Approved plans
- 3 Materials as set out in the application
- 4 Provision of site access visibility splays
- 5 Phasing to ensure that site access and visibility splays are provided prior to site clearance commencing
- 6 Provision of a Construction Traffic Management Plan
- 7 Submission and implementation of a Construction Environmental Management
- 8 Submission and implementation of a detailed design of a wetland scheme
- 9 Safeguarding of nesting birds
- 10 Implementation of the Great Crested Newt Method Statement
- 11 Submission of an updated Badger Survey prior to commencement of development
- 12 Submission and implementation of a scheme to safeguard a 5m undeveloped buffer adjacent to the water course on the eastern boundary
- 13 Submission and implementation of details habitat creation plan, 30-year habitat management plan and monitoring plan

- 14 Implementation of bat mitigation measures in respect of the loss of tree 12
- 15 Provision and implementation of a detailed drainage strategy/design
- 16 Implementation of the details shown in the revised Landscape Masterplan
- 17 Submission and implementation of details of boundary treatments

Informatives

NPPF

Prior to first development the developer will enter into and sign a Section 184 Agreement under the Highways Act 1980 to provide a new vehicular crossing over the adopted footway/verge in accordance with Cheshire East Council specification.

Please be aware the CEC byelaw 10 “No Obstruction with 8 metres of the Edge of the Watercourse”. No person without the previous consent of the Council shall erect any building or structure, whether temporary or permanent, or plant any tree, scrub, willow or similar growth with 8 metres of the landward toe of the bank where there is an embankment or wall or within 8 metres of the top of the batter where there is no embankment or wall, or where the watercourse is enclosed within 8 metres of the enclosing structure.

The hours of noise generative* demolition/construction works taking place during the development (and associated deliveries to the site) are restricted to:

Monday – Friday	08:00 to 18:00 hrs
Saturday	09:00 to 14:00 hrs
Sunday and Bank Holidays	Nil

Deviation from the above hours may be possible in exceptional circumstances with the written agreement of the Local Authority.

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 approval of the minutes and issue of the decision notice.

The meeting commenced at 10.00 am and concluded at 12.36 pm

Councillor A Kolker (Chair)