

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 10th September, 2025 in the Council Chamber,
Municipal Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors L Buchanan, A Burton, R Fletcher, A Kolker, R Morris, M Muldoon,
J Wray and B Wye

OFFICERS IN ATTENDANCE

Dan Evans, Principal Planning Officer
Anderw Goligher, Highways Officer
Andrew Poynton, Planning and Highways Lawyer
Rachel Graves, Democratic Services

16 APOLOGIES FOR ABSENCE

No apologies were received.

17 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to Item 5 – 24/2024/PIP Land off Bridge Street, Wybunbury, Councillor Linda Buchanan declared that she was a resident of Wybunbury but was not involved in the Parish Council or their planning meetings and had not predetermined the application.

In relation to Item 6 – 25/2214/FUL Morrisons Petrol Filling Station, Station Road, Nantwich, Councillor Anna Burton declared that she was a member of Nantwich Town Council.

18 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 30 July 2025 be approved as a correct record.

19 PUBLIC SPEAKING

The public speaking time procedure was noted.

20 25/2024/PIP - LAND OFF BRIDGE STREET, WYBUNBURY, CHESHIRE EAST: PERMISSION IN PRINCIPLE FOR THE CONSTRUCTION OF UP TO SIX NEW DWELLINGS

Consideration was given to the planning application.

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

Councillor Janet Clowes (Ward Councillor), Wybunbury Parish Councillor Stuart Howcroft and Jo Mannion (objector).

RESOLVED:

That for the reasons set out in the report and the update report, the Committee was MINDED TO APPROVE the application.

21 25/2214/FUL - MORRISONS PETROL FILLING STATION, STATION ROAD, NANTWICH, CW5 5SB: DEMOLITION OF EXISTING CAR WASH AND PROPOSED EXTENSION PROPOSED EXTENSION TO THE EXISTING PETROL FILLING STATION'S SALES BUILDING INCLUDING TWO FOOD TO GO COUNTERS FOR MIXED USE SUI GENERIS INCLUDING HOT FOOD TAKEAWAY, CREATION OF AN EV CHARGING ZONE AND ERECTION OF SUBSTATION ENCLOSURE, LV PANEL, METER CABINET AND JET WASH BAYS, PLANT ROOM, AND ASSOCIATED WORKS

Consideration was given to the 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 Approved Plans
- 3 Materials as application
- 4 Contaminated land 1
- 5 Contaminated land 2
- 6 Contaminated land 3
- 7 Contaminated land 4
- 8 Landscaping to be submitted
- 9 Landscaping implementation
- 10 Hours of operation – jet wash bays limited to 07:00-22:00
- 11 Birds – timing of works
- 12 Extraction flue to be black in colour
- 13 Waste Management Plan to be submitted and implemented
- 14 Implementation of the scheme of odour control
- 15 Hours of operation:
Burger King Unit – 11:00-23:00 Monday – Sunday

Greggs Unit – 06:00-18:00 Monday to Saturday and 07:00-16:00 on Sundays

- 16 Cycle parking to be submitted and approved
- 17 Details of a pedestrian link and dropped kerb access from existing footpath in the location of the existing car-wash

Informative:

Any adverts may require advertisement consent.

In the event of any changes being needed to the wording of the Committee's decision (such as 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 that the changes do not exceed the substantive nature of the Committee's decision.

22 25/0183/FUL - 136 RICHMOND ROAD, CREWE, CW1 4AX: THE EXISTING REAR STORAGE SPACE WILL BE REBUILT AND RENOVATED TO ACCOMMODATE 1 BEDROOM WITH AN ENSUITE BATHROOM

Consideration was given to the planning application.

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

Councillor Hazel Faddes (Ward Councillor).

RESOLVED:

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

- 1 Commencement of development
- 2 Development in accordance with approved plans
- 3 Materials in accordance with the application
- 4 Obscure glazing

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 that the changes do not exceed the substantive nature of the Committee's decision.

23 UPDATE TO S106 AGREEMENT FOR 24/2497C - JOHN MORLEY IMPORTERS LIMITED MORLEY DRIVE, CONGLETON

Consideration was given to the report on the proposed changes to the format of the Section 106 Agreement and Conditions for application 24/2497C.

The original Heads of Terms in the report considered by the Committee included the wrong formula for calculating the public open space of £2,250 per bed space in apartments when it should have been £1,125 per bed space for supported living. An amendment was also needed to be made for the provision of being provided on site.

RESOLVED:

That the Committee APPROVE the amended Section 106 Heads of Terms in connection with Planning Application 24/2497C, to enable the s.106 agreement to be progressed.

The meeting commenced at 10.30 am and concluded at 12.22 pm

Councillor J Bratherton (Chair)