

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 1st June, 2011 at Council Chamber, Municipal Buildings,
Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors P Butterill, J Clowes, W S Davies, L Gilbert, M Jones, A Kolker,
D Marren, M A Martin, G Morris, M Sherratt and A Thwaite

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors D Brickhill and S Jones

OFFICERS PRESENT

Rachel Goddard (Senior Lawyer)
Vikki Jeffrey (Strategic Housing and Development Manager)
David Malcolm (Southern Area Manager – Development Management)

Apologies

Councillor S McGrory

1 DECLARATIONS OF INTEREST

All Members of the Committee declared that they had received correspondence regarding application number 11/1469N.

Councillor L Gilbert declared that he had received representations from members of the public regarding application number 10/3320C.

Councillor J Clowes declared that she had received representations regarding application number 11/0821N, as the site was located in her Ward.

2 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 27 April 2011 be approved as a correct record and signed by the Chairman.

3 11/1469N LAND IN FRONT OF THE CHESHIRE CHEESE, CREWE ROAD, SHAVINGTON CUM GRESTDY, CREWE: PROPOSED VODAFONE INSTALLATION FOR VODAFONE (UK) LIMITED

Note: Councillor D Brickhill (Ward Councillor), Councillor G McIntyre (on behalf of Shavington-cum-Gresty Parish Council), Mr P McHugh (objector) and Mr D Hosker (agent on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral update by the Southern Area Manager - Development Management.

RESOLVED – That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reasons:

1. The proposed mast by virtue of its height and width would be visually obtrusive, having a detrimental impact on visual amenity in the locality contrary to Policy NE.18 of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
2. The Local Planning Authority considers that there is a lack of evidence to clearly demonstrate proper consideration has been given to alternative sites. The proposal therefore falls short of the requirements set out in Policy NE.18 (Telecommunications Development) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and PPG 8 (Telecommunications).

4 10/3320C LAND NORTH EAST OF DUNKIRK FARM, LONDON ROAD, BRERETON, HOLMES CHAPEL: THE CONSTRUCTION OF 18 NEW AFFORDABLE TWO BEDROOM HOUSES FOR MR MIKE WATSON, PLUS DANE GROUP

Note: Dr M Cox (objector) and Mr J Ashall (agent on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, an oral report of the site inspection and an oral update by the Southern Area Manager - Development Management.

RESOLVED – That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The Local Planning Authority considers that the affordable housing requirements within the area could be accommodated by alternative Brownfield sites in the locality which would negate the need to use land within the open countryside. The proposal is therefore contrary to Policy H14 of the adopted Congleton Borough Local Plan First Review (2005).

5 10/4059C HENRY ALTY, KNUTSFORD ROAD, CRANAGE, CW4 8HU: DEMOLITION OF DERELICT BUILDING AND ERECTION OF 14NO FAMILY HOMES WITH ASSOCIATED PARKING AND LANDSCAPING. CHANGE OF USE FROM B1 TO C3 USAGE FOR MR R CHAWLA, GOLDCREST FINANCE LTD

Note: Councillor J Halstead (on behalf of Cranage Parish Council) and Mr C Parks (agent on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, an oral report of the site inspection and an oral update by the Southern Area Manager - Development Management.

RESOLVED – That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reasons:

1. The Local Planning Authority considers that the proposed development would result in a cramped overdevelopment of the site and is of poor design, contrary to policies GR1 (General Criteria) and GR2 (Design) of the adopted Congleton Borough Local Plan First Review (2005).
2. In failing to provide affordable housing, the proposal is contrary to Policy H13 of the adopted Congleton Borough Local Plan First Review (2005).

6 11/0680C 2, RYDAL WAY, ALSAGER, ST7 2EH: PROPOSED ERECTION OF A NEW DWELLING FOR MR SIMON PALFREYMAN

Note: Councillor M Martin left the meeting prior to consideration of this application.

Note: Prior to consideration of this application, the meeting was adjourned from 4.10pm to 4.20pm for a break.

Note: Councillor S Jones (Ward Councillor), Councillor C Burgess (on behalf of Alsager Town Council) and Mr A Pickersgill (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED for a Committee site inspection to enable Members to assess the impact of the proposed development on neighbouring residential amenity.

7 11/0821N LITTLE ISLAND NURSERIES, HAYMOOR GREEN ROAD, WYBUNBURY, CW5 7HG: RETROSPECTIVE APPLICATION FOR A 10M X 6M X 2M GARAGE FOR MR G HEATH

Note: Mr A Thornley (agent on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. Within 3 months of the date of approval, details of any external lighting to the garage shall be submitted to the LPA and approved in writing. The lighting shall be in accordance with the approved details.
2. The garage shall be used as a garage only and shall not be converted to ancillary residential accommodation.
3. The garage to be approved with dimensions as listed in the report.
4. The garage should be used for domestic purpose only, and not in connection with any commercial/business use.

8 11/1042N BENTLEY MOTORS LTD, PYMS LANE, CREWE, CHESHIRE, CW1 3PL: INSTALLATION OF ROOF MOUNTED SOLAR PV SYSTEM FOR MR ANDREW ROBERTSON, BENTLEY MOTOR CARS

The Committee considered a report regarding the above planning application.

RESOLVED – That the Head of Planning and Housing be granted delegated authority to APPROVE, subject to no adverse comments being received from the Civil Aviation Authority.

Approval to be subject to the following conditions:

1. Standard time limit
2. Plans
3. Materials as submitted

9 10/4422N - APPLICATION FOR LAWFUL CERTIFICATE FOR AN EXISTING USE FOR CLASS B1 LIGHT INDUSTRY AT SWANLEY MOWERS, SWANLEY LANE, BURLAND, CW5 8QB

Note: Councillor J Weatherill left the meeting during consideration of this application.

Note: Mr A McMurtrie and Mr T Robinson (objectors) and Mr A Thornley (agent on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report and a written update regarding the above application, which sought confirmation from the Local Planning Authority that the building and associated land had been used continuously for a period of 10 years for class B1 (light industry).

The Head of Planning and Housing had delegated authority with respect to such applications, which were determined on the basis of factual information. However, given the level of public interest in this site, Members of the Southern Planning Committee were invited to comment on the application.

RESOLVED – That the report be noted.

The meeting commenced at 2.00 pm and concluded at 5.45 pm

Councillor G Merry (Chairman)