

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 18th April, 2012 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, P Groves, M Jones,
A Kolker, D Marren, M A Martin, D Newton, M Sherratt and A Thwaite

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors Rachel Bailey and D Brown

OFFICERS PRESENT

Simon Boone (Development Control Officer, Highways Development)
(for Item 5 only)
Rachel Goddard (Senior Lawyer)
Ben Haywood (Principal Planning Officer)
Anthony Sackfield (Affordable Housing Officer) (for Item 7 only)
Craig Wilshaw (Senior Planning Officer - Enforcement)
Julie Zientek (Democratic Services Officer)

Apologies

Councillor S McGrory

184 DECLARATIONS OF INTEREST

Councillor M Martin declared that she had been contacted by an objector with respect to application number 12/0447N and that she might have given the impression that she had made up her mind. She declared that she would withdraw from the meeting during consideration of this item.

Councillor J Clowes declared a personal interest in respect of application number 12/0447N, on the grounds that she had previously had contact with the applicant, who was a resident of her ward. In accordance with the code of conduct, she remained in the meeting during consideration of this item.

All Members of the Committee declared that they had received correspondence regarding application number 12/0447N.

Councillor D Marren declared that he had received correspondence regarding application number 12/0650N.

185 **MINUTES OF PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 28 March 2012 be approved as a correct record and signed by the Chairman.

186 **12/0447N THE OLD CREAMERY, STATION ROAD, WRENBURY CW5 8EX: PROVISION OF 21 X 70M PORTAL FRAMED SHED FOR CASTING CONCRETE PRODUCTS AND PROVISION OF 2M DIAMETER X 10M HIGH MOBILE CEMENT SILO AND THREE BAY BIN - 8.50 X 2.50 FOR MR G HEATH, CONCRETE PANEL SYSTEMS LTD**

Note: Having made a declaration, Councillor M Martin withdrew from the meeting during consideration of this item.

Note: Councillor J McEvoy (on behalf of Wrenbury-cum-Frith Parish Council), Mr N Spicer (objector) and Mr A Thornley (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 update by the Principal Planning Officer and an oral report of the site inspection.

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

1. The proposal would, due to the increase in heavy goods vehicle movements and noise and dust nuisance associated with the manufacturing process, have a prejudicial impact on the residential amenity of the occupiers of Holly House, properties on Station Road and the future occupiers of the proposed affordable housing on land off Station Road, Wrenbury contrary Policy BE.1 (Amenity) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
2. The proposal would, due to the increase in heavy goods vehicle movements and sub-standard access arrangements, prejudice the safe movement of traffic on surrounding roads without providing a safe arrangement for vehicular access and egress contrary to Policy BE.1 (Amenity) and Policy BE.3 (Access and Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
3. It is considered that the proposal would not represent sustainable development as defined by the National Planning Policy Framework due to the adverse impact on the delivery of the approved affordable housing on land off Station Road, Wrenbury (LPA Reference: 11/1165N) contrary to paragraphs 7 and 8 of the National Planning Policy Framework.

Note: In accordance with Part 4, Paragraph 31.4 of the Council's Constitution, Councillor D Marren requested that it be recorded in the Minutes that he abstained from voting on this item.

- 187 **12/0714C LITTLE MOSS FARM, PRIORY CLOSE, CONGLETON CW12 3JL: 18M HIGH JOINT OPERATOR MONOPOLE TYPE TELECOMMUNICATION TOWER INCORPORATING 4NO. 3G ANTENNAS AND THEIR ASSOCIATED HEAD FRAME ALONG WITH 2NO. 600MM TRANSMISSION DISH (STANDARD GREY IN COLOUR), 1NO. EQUIPMENT CABINET (VULCAN TYPE, 1898 X 798 X 1648MM, RAL 6009 - FIR GREEN), 1NO. METER CABINET (655 X 255 X 1015MM, RAL 6009 - FIR GREEN), ALL ANCILLARY DEVELOPMENT (FOUNDATIONS, FENCING; FIXTURES, FITTINGS, CABLING, ETC) FOR TELEFONICA UK LIMITED**

Note: Councillor D Brown (Ward Councillor), Councillor J Saville Crowther (on behalf of Congleton Town Council) and Mr S Muirhead (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

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

The proposed development by reason of its height and prominent location on the edge of the Green Belt would result in a visually incongruous addition which would be harmful to the character and appearance of the area. The proposed development is therefore contrary to Policies E19: Telecommunications and GR2: Design of the Congleton Borough Local Plan First Review 2005.

- 188 **12/0344N CHURCH BANK COTTAGE, WYCHE ROAD, BUNBURY, TARPORLEY, CHESHIRE CW6 9PN: PROPOSED SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY SUNROOM FOR MR & MRS R PARR**

Note: Prior to consideration of this application, the meeting was adjourned for ten minutes for a break.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

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

1. Standard Time Limit
2. Plan References
3. Materials to be submitted and approved
4. Doors/Windows Fabricated out of Timber

5. Conservation Area Roof Lights
6. Details of retaining wall to be submitted and approved

and the following informative:

Listed Building Consent required.

189 **12/0036C LAND NORTH EAST OF DUNKIRK FARM, LONDON ROAD, BRERETON, HOLMES CHAPEL: THE CONSTRUCTION OF 18 NEW AFFORDABLE TWO AND THREE BEDROOM HOUSES FOR MIKE WATSON, PLUS DANE GROUP**

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

Note: Mr M Cox (objector) and Mr J Ashall (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, 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 for 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).

190 **12/0650N LAND SOUTH OF MEADOW RISE, HOLMSHAW LANE, HASLINGTON: A NEW SINGLE-STOREY DWELLING FOR MR & MRS J COUPLAND**

Note: Councillors J Clowes and A Thwaite left the meeting prior to consideration of this application.

Note: Councillor S Davies declared a personal interest in respect of this application, on the grounds that he had raised money for the applicant's charity when he was Mayor of Crewe and Nantwich Borough Council. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

Note: Councillor R Hovey (on behalf of Haslington Parish Council), Mr I Hopkins (supporter) and Mr J Coupland (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That the application be DEFERRED for further information relating to the personal circumstances of the applicants.

191 **12/0707C SILVER BIRCHES, NEW PLATT LANE, CRANAGE, CHESHIRE CW4 8HS: DEMOLITION OF EXISTING DETACHED HOUSE AND CONSTRUCTION OF 3 NEW HOUSES FOR BOB QUIRK**

Note: Councillors P Butterill, D Marren and M Sherratt left the meeting prior to consideration of this application.

Note: Mr A Pochin (objector) and Mr J Ashall (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 and an oral report of the site inspection.

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

1. Standard outline.
2. Compliance with the approved plans.
3. A watching brief for any adverse ground conditions (contamination), to be employed in accordance with the recommendations in the report by LK Consult Ltd.
4. Submission and implementation of a tree protection scheme.
5. Submission and implementation of construction method statement.
6. Submission of landscaping scheme including replacement tree planting.
7. Implementation of landscaping scheme
8. Submission and implementation of boundary treatment scheme.
9. Hours of construction (including deliveries) limited to 0800 to 1800 Monday to Friday, 0800 to 1400 Saturday with no working on Sundays or Bank Holidays.
10. Submission of details of the method, timing and duration of any pile driving operations.
11. Protection measures for breeding birds.

192 **12/0804C SILVER BIRCHES, CROXTON LANE, MIDDLEWICH, CHESHIRE CW10 9EZ: EXTENSION TO TIME LIMIT OF OUTLINE APPLICATION 08/1800/OUT FOR PROPOSED DEMOLITION OF AN EXISTING DWELLING AND FORMER NURSERY BUILDINGS AND THE ERECTION OF UP TO 12 NO. RESIDENTIAL UNITS WITH MEANS OF ACCESS FOR MR & MRS HOUGH**

Note: Councillor M Jones re-joined the meeting during consideration of this item but did not take part in the debate or vote.

The Committee considered a report regarding the above planning application and a written update.

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

1. Standard outline (time)
2. Submission of reserved matters
3. Phase II Land contamination
4. Hours of construction
5. Hours of piling
6. No burning of materials on site
7. Tree and shrubbery retention
8. No excavations for services within fenced off area
9. Protected species
10. Nesting birds
11. Incorporation of features for breeding birds.
12. Incorporation of wildlife pond

and the following informatives:

1. S.278 Agreement with Cheshire County Council to mitigate Part 1 claims and secure junction design detail.
2. The applicant is advised that they have a duty to adhere to the regulations of Part IIA of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

193 **SECTION 106 AGREEMENT FOR PLANNING APPLICATION 11/2999C FOR VARIATION OF CONDITIONS 2, 3, 5, 10, 10 AND 11 OF PLANNING PERMISSION 08/0712/FUL AT LAND SOUTH OF PORTLAND DRIVE, SCHOLAR GREEN, STOKE-ON-TRENT**

Note: Ms A Freeman (on behalf of the applicant) had registered her intention to address the Committee on this matter but did not attend the meeting.

The Committee considered a report regarding a proposed amendment to the terms of the above Section 106 Agreement which would enable the pedestrian crossing required by the development to be delivered by way of a commuted sum of £70,000 (plus £10,000 for future maintenance), rather than under section 278 of the Highways Act 1980, as previously proposed.

RESOLVED – That the Section 106 agreement for planning application 11/2999C be varied to secure an additional commuted sum of £80,000

towards the delivery and future maintenance of the pedestrian crossing required by the development.

The meeting commenced at 2.00 pm and concluded at 5.58 pm

Councillor G Merry (Chairman)