

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 19th September, 2012 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors Rhoda Bailey, D Bebbington, P Butterill, W S Davies, D Marren,
D Newton and A Thwaite

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors A Moran and D Brickhill

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Patricia Evans (Planning Lawyer)
Neil Jones (Principal Development Officer – Highways Development)
David Malcolm (Southern Area Manager – Development Management)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors R Cartlidge, P Groves, A Kolker and M A Martin

Apologies due to Council Business

Councillors J Clowes and S McGrory

55 DECLARATIONS OF INTEREST

The following declarations were made in the interests of openness:

- Councillor D Bebbington declared that he had been involved with the Keep it Green Campaign, which had been the subject of recent correspondence in the local press. Councillor Bebbington declared that he had kept an open mind with respect to all the applications on the agenda for the current meeting, and that he would consider each item on its merits, having heard the debate and all the information.
- Councillor P Butterill referred to a letter regarding development on greenfield sites which had recently been published in the local press. Councillor Butterill declared that she had kept an open mind with respect to all the applications on the agenda for the current meeting,

and that she would consider each item on its merits, having heard the debate and all the information.

- With regard to application number 12/1989N, Councillor P Butterill declared that she was a member of Nantwich Town Council and a member of Nantwich Civic Society, but that she had not taken part in any discussions in respect of the application and had not made comments on it.
- With regard to application numbers 12/2508C and 12/2511C, Councillor A Thwaite declared that he knew the public speakers on behalf of the applicants, as they had been officers of the former Congleton Borough Council, of which he had been a Member.
- With regard to application number 12/1989N, Councillor D Marren declared that he was a member of Nantwich Town Council, but that he had not taken part in any discussions in respect of the application and had not made comments on it.
- With regard to application number 12/2511C, Councillor G Merry declared that she was a member of Sandbach Town Council, but that she had not taken part in any discussions in respect of the application and had not made comments on it.

56 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 29 August 2012 be approved as a correct record and signed by the Chairman.

57 12/1989N LAND OFF ST ANNES LANE, NANTWICH: RESIDENTIAL DEVELOPMENT COMPRISING 24 DWELLINGS INCLUDING ACCESS, PARKING, LANDSCAPING AND ASSOCIATED WORKS FOR P E JONES (CONTRACTORS) LIMITED

Note: Councillor A Moran (Ward Councillor), Ms C Biggins (objector) and Mr D Short (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 report of the site inspection.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED, subject to the satisfactory completion of a Section 106 agreement making provision for the following:
 - A provision of 12.5% affordable housing (3 units) to be provided with a tenure mix of affordable social rent and intermediate tenure of 2 x 2 bed apartments provided as an intermediate tenure sold at 70% of

the open market value and 1 x 2 bed apartment provided as affordable/social rent

- A contribution towards local education provision of £43, 385
- A commuted sum in lieu of onsite open space for footpath improvements to Weaver Valley Riverside Park (£20,000)
- A scheme of management for the communal areas

and the following conditions:

1. Standard time – 3 years
2. Materials (including lime based mortar) to be submitted to the LPA and approved in writing
3. Submission of an amended landscaping scheme to be approved in writing by the LPA
4. Implementation of the approved landscaping scheme
5. Any tree/hedge removal/pruning to be implemented in accordance with the tree survey schedule CE/6624-SS1
6. Boundary treatment details to be submitted to the LPA and approved in writing
7. Remove PD Rights for extensions and alterations to the approved dwellings
8. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds.
9. Prior to the commencement of development the applicant to submit detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds, including swifts
10. Drainage scheme to be submitted and approved in writing
11. Development to be carried out in accordance with noise mitigation report
12. The hours of construction shall be limited to 08:00 – 18:00 Monday to Friday, 09:00 – 14:00 Saturday and not at all on Sundays or Bank Holidays
13. Any piling works shall be limited to 08:30 – 17:30 Monday to Friday, 09:00 – 13:00 Saturday and not at all on Sundays or Bank Holidays
14. Phase II Contaminated land report to be submitted to and approved in writing by the LPA
15. Completion of the proposed off-site highway works
16. Materials for windows, doors and gutters to be in keeping with the conservation area and samples of materials to be submitted to the LPA for approval
17. All bathroom and en-suite windows to be obscure glazed and non opening
18. Programme of archaeological mitigation in accordance with a written scheme of investigation submitted to and approved in writing prior to works commencing on archeologically sensitive areas of the site.
19. A Construction Management Plan, to include a delivery management plan

- (b) That, 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 being issued, the Head of Development Management and Building Control be delegated authority to do so in consultation with the Chairman, provided that the changes do not exceed the substantive nature of the Committee's decision.

58 12/2508C LYNDAL & NO 2 SOMERFORD VIEW, HOLMES CHAPEL ROAD, BRERETON, CONGLETON CW12 4SP: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT TO INCLUDE THE DEMOLITION OF LYNDAL FOR MR & MRS F BAILEY & MR M BEECH

Note: Councillor J Deans (on behalf of Brereton Parish Council), Councillor S Broome (on behalf of Somerford Parish Council), Mr P Walker (objector) and Mrs E Cowdray (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 a written update.

RESOLVED – That, for the reasons set out in the report, the application be REFUSED for the following reason:

The proposed development, by means of its layout, siting, scale and density would appear cramped and out of character with the existing residential development in this rural settlement contrary to Policies GR1, GR2, PS7 and H6 of the First Review of the Congleton Borough Local Plan and the National Planning Policy Framework.

59 12/2511C 84, PARK LANE, SANDBACH CW11 1EP: DETACHED HOUSE AND GARAGE FOR NICK AND MR MARK BULLOCK

Note: A statement from Councillor B Moran, the Ward Member, was read out by the Southern Area Manager – Development Management.

Note: Mr G Allen (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 update by the Principal Planning Officer.

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

1. Time
2. Time for Reserved Matters
3. Approval of Reserved Matters

4. Two Storey Dwelling
5. No habitable windows to side facing elevations (north and south)
6. Hours of construction
7. Hours of any pile driving activities
8. Tree Protection
9. Construction details of vehicular crossing
10. Vehicular crossing to be re-constructed prior to occupation of the dwelling

60 12/2532N RED ACRES, WINDMILL LANE, BUERETON CW3 0DE: CONSTRUCTION OF 9NO. AFFORDABLE HOMES IN CONJUNCTION WITH HOUSING ASSOCIATION ON LAND WITHIN OPEN CONTRYSIDE AS A RURAL EXCEPTIONS SITE WITH ASSOCIATED ACCESS ROAD AND CAR PARKING FOR MARK ELLIS, MARKDEN CITY HOMES LTD

The Chairman reported that this application had been withdrawn by the applicant prior to the meeting.

61 12/2560N LEIGHTON HOSPITAL, MIDDLEWICH ROAD, LEIGHTON, CREWE, CHESHIRE CW1 4QJ: PROPOSED DEVELOPMENT CONSISTS OF: NEW BUILD THEATRES, RECOVERY & CCU AND ASSOCIATED PLANTROOM CONNECTED TO THE EXISTING TREATMENT CENTRE BUILDING. NEW VIE PLANT IN CONNECTION WITH NEW THEATRE DEVELOPMENT. EXTENSION TO THE EXISTING ENERGY CENTRE TO ACCOMMODATE NEW THEATRE DEVELOPMENT. 2NO NEW BED LIFTS WITHIN AN EXISTING COURTYARD AREA OFF THE EXISTING MAIN HOSPITAL STREET. REFURBISHMENT OF WARD 6A WITH ASSOCIATED DEMOLITION OF PART OF WARD 6A TO ENABLE CONSTRUCTION OF NEW THEATRE DEVELOPMENT. NEW HOSPITAL SITE WIDE PARKING RATIONALISATION WITH ASSOCIATED LANDSCAPING

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

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

RESOLVED – That authority be DELEGATED to the Head of Development Management and Building Control in consultation with the Chairman to approve the application for the reasons set out in the report, subject to:

- (i) no adverse comments from Environmental Health regarding the emissions from the energy centre chimney

(ii) the following conditions:

1. Standard
2. Materials including surfacing materials
3. Provision of Replacement parking
4. Covered Cycle Storage Facilities
5. Submission of landscape scheme
6. Landscape Implementation
7. Submission / approval and implementation of Environmental Management Plan
8. Submission / approval and implementation of details of the location, height, design, and luminance of any proposed lighting
9. Submission / approval and implementation of a scheme to minimise dust emissions arising from demolition / construction activities
10. Should any adverse ground conditions be encountered during excavation works, all work in that area should cease and Environmental Health be contacted for advice.
11. Submission, approval and implementation of a site waste management plan

62 12/2786N BENTLEY MOTORS LTD, PYMS LANE, CREWE, CHESHIRE CW1 3PL: INSTALLATION OF ROOF MOUNTED SOLAR PV SYSTEM FOR MR A ROBERTSON

The Committee considered a report regarding 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 limit (3 years)
- 2) Development to be carried out in accordance with approved plans
- 3) Materials / colours as submitted for buildings A5, A6, and F1
- 4) Materials / colours for buildings B1, C1 and G1 to be black unless otherwise agreed)

63 12/2897N 23, MAIN ROAD, SHAVINGTON CW2 5DY: TWO STOREY SIDE AND REAR EXTENSIONS WITH ELEVATIONAL CHANGES TO FRONT AND RAISING ROOF ON EXISTING GARAGE TO REAR (RESUBMISSION) FOR LLD LTD

Note: Councillor D Brickhill (Ward Councillor) and Mr R Lindop-Lamens (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 proposed development by reason of its design, scale, mass and position would result in an overdevelopment of the site and would have a detrimental impact on the character and appearance of the streetscene and have an overbearing impact and cause loss of light to the occupants of 25 Main Road which would be harmful to the residential amenities of this property. As a result the proposed development would be contrary to Policies BE.1 (Amenity), BE.2 (Design Standards) and RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and advice advocated within the National Planning Policy Framework.

64 **12/2990N MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CHESHIRE CW1 2BJ: PROPOSALS TO PROVIDE LEVEL ACCESS TO THE PRINCIPAL ELEVATION OF THE MUNICIPAL BUILDING BY RE-GRADING THE EXTERNAL PATH TO A GRADIENT OF LESS THAN 1:20 AND INTRODUCING NEW STEPS WITHIN THE PAVEMENT FOR NICK COOK, CHESHIRE EAST COUNCIL**

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, for the reasons set out in the report, the application be referred to the Secretary of State with a recommendation of approval subject to the following conditions:

1. Standard (Listed Building).
2. Schedule of works,
3. All new materials to be used to be submitted to approved in writing,
4. Ramp to be constructed in existing surfacing materials and short falls made up with match materials to be submitted and approved in writing
5. Submission of details of proposed brass skateboard deterrent fixings to be submitted and approved in writing
6. Schedule of approved plans

The meeting commenced at 2.00 pm and concluded at 5.15 pm

Councillor G Merry (Chairman)