

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 31st October, 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, P Butterill, J Clowes, W S Davies, P Groves,
A Kolker, D Newton and A Thwaite

Apologies

Councillors D Bebbington, R Cartlidge, D Marren, M A Martin and S McGrory

74 DECLARATIONS OF INTEREST

The following declarations were made in the interests of openness:

Councillor Butterill declared her membership of Nantwich Town Council and Nantwich Civic Society. She also stated that she had been contacted by three residents in relation to planning application 12/2869C.

75 MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the meeting held on 10th October 2012 be approved as a correct record and signed by the Chairman.

76 12/3227C - 1 BOUNDARY LANE, CONGLETON, CW12 3JA: DEMOLITION OF EXISTING 3-BEDROOM BUNGALOW AND DETACHED GARAGE AND DEVELOPMENT OF FOUR 3-BEDROOM SEMI-DETACHED HOUSES FOR J HAYES, NORTHMEADOW LTD

Notes: 1. Councillor D Brown (Ward Member), Mrs S Cooper and Mr A Wood (Objectors) and Mr I Ankers (Applicant's representative) attended the meeting and addressed the Committee on this matter.

2. Councillor Clowes arrived at the meeting shortly after the Planning Officer had commenced his presentation on this item and therefore took no part in the debate nor voted on the application.

The Committee considered a report regarding the above planning application, a written update 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 proposed development by virtue of its density, relationship to adjacent property and the prominence within the street scene is considered to represent an overdevelopment of the site that does not respect the character, appearance and form of the surrounding area. The development is therefore contrary to Congleton Local Plan Policy GR2.
2. The development will have a detrimental impact on the amenity of the occupiers of No. 42 Boundary Lane by virtue of its close proximity leading to a loss of privacy. The development is therefore contrary to Congleton Local Plan Policy GR6 and the adopted Supplementary Planning Guidance.

77 12/2936N - WRIGHTS LOW TEMPERATURE COLD STORE, FIRST AVENUE, CREWE, CW1 6BG: DEMOLITION OF COMMERCIAL PREMISES AND EXTENSION OF EXISTING COLD STORE ONTO ADJOINING SITE. INCLUSION OF 2 NEW MARSHALLING BAYS AND ADDITIONAL COLD STORAGE FOR PETER WRIGHT, WRIGHTS

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 Commence development within 3 years
- 2 Development in accordance with agreed drawings
- 3 Materials as stated in the application
- 4 Submission of details of external lighting
- 5 Submission of details of the acoustic enclosure of and other equipment with the potential to create noise

78 12/2869C - LAND SOUTH OF PORTLAND DRIVE, SCHOLAR GREEN: VARIATIONS TO ELEVATIONS OF DWELLING PLOTS 1-6, 53-56 OF PREVIOUSLY APPROVED APPLICATION 08/0712/FUL FOR BEN BAILEY HOMES

Note: Mr C Oxley (Applicant's representative) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update, noting a short descriptive paragraph concerning details of the proposal which had been omitted from the report.

RESOLVED: That, for the reasons set out in the report, the application be APPROVED subject to the requirements of the Section 106 Agreement and the following conditions –

- 1 Standard time limit
- 2 Development in accordance with the approved plans
- 3 Submission and approval of external materials and finishes
- 4 Submission of details of landscaping to include details of boundary treatments

- 5 Submission of arboricultural statement for retained trees
- 6 Details of drainage
- 7 Hours of piling restricted
- 8 Hours of construction restricted
- 9 Gas monitoring
- 10 Protected species
- 11 No works within bird breeding season without survey
- 12 Submission of details of levels

79 P09/0014 - LAND AT 2 & 4 HEATHFIELD AVENUE AND 29, 29A & 31 HIGHTOWN, CREWE: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW BUILDINGS AND REDEVELOPMENT OF EXISTING LINK HOUSE TO PROVIDE 35 APARTMENTS AND TWO RETAIL UNITS WITH ASSOCIATED INFRASTRUCTURE FOR R.G. HARRIS LTD

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

In the course of the presentation and debate, reference was made to Wulvern Housing. In the interests of openness, Councillor Groves declared that he was a Board member of Wulvern Housing and would therefore abstain from voting on the application.

RESOLVED: That, contrary to the planning officer's recommendation to approve, the application be DEFERRED for the following reason:

To seek clarification in respect of the reasons for the proposed reduction in the number of affordable units.

80 PROPOSED DEED OF VARIATION TO THE SECTION 106 AGREEMENT TO ALLOW FOR A REDUCTION IN THE NUMBER OF AFFORDABLE UNITS AT MARSH FARM, NEWCASTLE ROAD, CONGLETON

Note: The Chairman reported that a request had been received from Mr K Allen to speak at the meeting after the specified deadline. The Committee was invited to approve the request.

RESOLVED: That Mr K Allen be permitted to address the Committee in accordance with public speaking rules.

Mr Allen (Applicant's representative) was in attendance and addressed the Committee on this matter.

The Committee considered a report concerning a proposed Deed of Variation to a Section 106 Agreement approved on 21 July 2010 by the Southern Planning Committee in respect of planning application 09/4240C (Marsh Farm, Newcastle Road, Congleton).

RESOLVED: That APPROVAL be granted for a Deed of Variation to the Section 106 Agreement linked to application 09/4240C to allow for plot 44 to be allocated as social rented housing and plot 35 to be released for open market sale.

The meeting commenced at 2.00 pm and concluded at 4.00 pm

Councillor G Merry (Chairman)