

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 13th November, 2013 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, R Cartlidge, J Clowes,
W S Davies, P Groves, A Kolker, D Marren, M A Martin, S McGrory, D Newton
and A Thwaite

OFFICERS PRESENT

Nigel Curtis (Principal Development Officer - Highways)
Rachel Goddard (Senior Lawyer)
Vikki Jeffrey (Senior Policy Officer - Housing Strategy)
David Malcolm (Southern Area Manager – Development Management)
Julie Zientek (Democratic Services Officer)

Apologies

There were no apologies for absence.

91 DECLARATIONS OF INTEREST

With regard to application number 12/3846C, Councillor R Bailey declared that, as it may be considered that she had fettered her discretion, she would exercise her separate speaking rights as a Ward Councillor and withdraw from the meeting during consideration of this item.

92 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 16 October 2013 be approved as a correct record and signed by the Chairman.

93 13/3102N BOMBARDIER TRANSPORTATIONS, WEST STREET, CREWE CW1 3JB: ERECTION OF 119 FAMILY HOUSES (COMPRISING 94 2-BED AND 25 3-BED DWELLINGS) AND 24 1-BED APARTMENTS (IN A SINGLE BLOCK), LANDSCAPING, CAR PARKING AND ASSOCIATED WORKS FOR JANE ASPINALL, COUNTRYSIDE PROPERTIES (UK) LTD

Note: Councillor S Davies arrived during consideration of this item but did not take part in the debate or vote.

Note: Ms J Aspinall and Mr Jones attended the meeting and addressed the Committee on behalf of the applicant.

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

RESOLVED

- (a) That authority be DELEGATED to the Planning and Place Shaping Manager in consultation with the Chairman to APPROVE the application for the reasons set out in the report, subject to

Confirmation that a bat survey is not required

The satisfactory completion of a S106 agreement to secure:

- All units to be affordable
- Affordable Rented Dwellings : 24 x 1 bed apartments, 61 x 2 bed houses, 15 x 3 bed houses
- Remainder of dwellings (43) to be shared equity or any other form of intermediate tenure as agreed by the Planning and Place Shaping Manager in consultation with the Chairman
- Units to be tenure blind and pepper potted within the development.
- Housing to be transferred to and managed by a Registered Provider as defined in the Housing & Regeneration Act 2008
- Education Contribution £30,000

The following conditions:

1. Standard time limit
2. Approved plans
3. Materials
4. Construction of Access
5. Provision of parking
6. All piling operations shall be restricted to: Monday – Friday 09:00 – 17:30 hrs Saturday 09:00 – 13:00 hrs Sunday and Public Holidays Nil
7. Submission of a piling method statement,
8. Submission of a Construction Phase Environmental Management Plan, to include, inter alia, dust mitigation measures
9. There shall be no burning of materials on site during demolition / construction
10. Demolition / construction works taking place during the development (and associated deliveries to the site) are restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
11. Submission of details of external lighting
12. Noise mitigation scheme shall be implemented, and maintained throughout the use of the development.
13. Submission of details of secure bin storage facilities,
14. Further Phase II contaminated land investigations to be carried out

15. If the Phase II investigations indicate that remediation is necessary, then a Remediation Statement to be submitted
 16. If remediation is required, a Site Completion Report to be submitted
 17. Pedestrian Access to Dunwoody Way to also make provision for cycles
 18. Provisions of cycle and pedestrian signage
 19. Submission of hard and soft landscape scheme including street furniture
 20. Implementation of landscape scheme
 21. Submission, approval and implementation boundary treatment
 22. Submission, approval and implementation of features for breeding birds
 23. No works to take place within bird nesting season unless a survey has been carried out.
 24. Submission of details of Sustainable Urban Drainage System (SuDS)
 25. Submission of a scheme to limit the surface water runoff
 26. Submission of a scheme to manage the risk of flooding from overland flow of surface water,
 27. Discharge of surface water to mimic existing
 28. Submission, approval of infiltration tests
 29. Attenuation for discharges for up to the 1% annual probability event, including allowances for climate change.
 30. Submission, approval and implementation of cycle parking within scheme
 31. Submission, approval and implementation of programme of archaeological mitigation
 32. Prior to first development the developer will produce and agree a construction management plan for the site to the satisfaction of the LPA.
 33. Prior to first development the developer will provide a detailed suite of design and construction plans for the proposed signal junction improvements and the proposed internal highway layout to the satisfaction of the LPA.
 34. Prior to first occupation the developer will construct and commission the full improvement to the signal junction which will provide access for the site.
 35. Submission, approval and implementation of Electric Vehicle Infrastructure
- (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 Southern Area Manager be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Southern Area Manager in consultation with the

Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

94 12/3846C 2, MOUNT PLEASANT ROAD & 50 THE BANK, SCHOLAR GREEN, ODD RODE: DEMOLISH 2 EXISTING BUNGALOWS AND ERECTION OF 5 NEW BUILD DWELLINGS (ONE DETACHED AND TWO PAIRS OF SEMI-DETACHED) FOR MR NEIL HAMAND

Note: Having exercised her separate speaking rights as a Ward Councillor, Councillor R Bailey withdrew from the meeting for the duration of the Committee's consideration of this item.

Note: Mr G Roberts (on behalf of Odd Rode Parish Council) and Ms B Lawton (objector) attended the meeting and addressed the Committee on this matter.

Note: Mr P Taylor (on behalf of the applicant) had not registered his intention to address the Committee. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Mr Taylor to speak.

Note: Councillor R Cartlidge left the meeting during the planning officer's introduction and returned following consideration of this item.

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

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

95 13/2553N 285, NANTWICH ROAD, CREWE, CHESHIRE, CW2 6PF: CHANGE OF USE FROM A LARGE SIX BEDROOMED RESIDENTIAL HOME TO A RESIDENTIAL HOUSE OF MULTIPLE OCCUPANCY HOUSING 8 TENANTS FOR MISS STEPHANIE JAMES, JAMES HOLDRIDGE PROPERTIES

Note: Mr R James attended the meeting and addressed the Committee on behalf of the applicant.

Note: Councillor D Newton left the meeting and returned during consideration of this item but after returning did not take part in the debate or vote.

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. Time limit
2. Approved plans
3. Submission of details of bin storage
4. Scheme of parking

**96 13/3620N SMITHY LODGE, NANTWICH ROAD, WRENBURY CW5
8EW: RESIDENTIAL DEVELOPMENT CONSISTING 14 NO DETACHED
DWELLINGS FOR SEDDON HOMES (WRENBURY) LTD**

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

**97 13/3724N MINSHULL COURT NURSING HOME, MINSHULL NEW
ROAD, CREWE CW1 3PP: EXTENSION TO TIME LIMIT FOR
APPROVED APPLICATION P07/1221 AND 10/3210N - FOR THE
DEMOLITION OF NURSING HOME AND CONSTRUCTION OF
FOURTEEN DWELLINGS FOR MR CHRISTOPHER CHAWNER,
KEENRICK LTD**

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.

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

1. Standard Outline 1 – the reserved matters
2. Standard Outline 2 – time
3. Standard Outline 3 – implementation /reserved matters submission
4. Materials to be submitted and approved in writing
5. Surfacing materials to be submitted and approved in writing
6. Boundary treatment to be submitted and approved in writing
7. Retention of garage space for the housing of a private motor car
8. Landscape to be submitted and approved in writing
9. Landscape to be completed in accordance with the approved details
10. Tree and hedgerow protection to front boundary
11. Drainage Details to be submitted and approved in writing
12. Removal of trees/hedgerow outside the bird breeding season
13. Contaminated land survey to be submitted and approved
14. A Footway/cycle link shall be provided across the front of the site along the length of the Minshull New Road frontage
15. Access to be carried out in accordance with the approved plans
16. The hedgerow to the front boundary shall be retained and not replaced with fencing/walls or other means of enclosure
17. Remove PD Rights

18. Prior to the commencement of development details of the proposed garden outbuildings shall be submitted and approved in writing
19. Dust Mitigation
20. Piling Hours

98 13/3871N T I MIDWOOD & CO, GREEN LANE, WARDLE, CHESHIRE CW5 6BJ: RESERVED MATTERS APPLICATION, LANDSCAPING OF THE PROPOSED DEVELOPMENT FOR T I MIDWOOD & CO LTD

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. Time limit for reserved matters
2. Details in full accordance with outline approval
3. Plan References
4. Landscaping Implemented

99 13/3950C ORCHARD FARM, BROOKHOUSE GREEN, SMALLWOOD CW11 2XE: VARIATION OF CONDITION 2 ATTACHED TO PLANNING APPLICATION 07/0217/FULL FOR AVIAGEN TURKEYS LTD

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. Building relates to the production of free range eggs or turkeys
2. All materials used in connection with the business hereby permitted shall be stored inside the building
3. A 5-metre wide strip of land between the building and the watercourse to the north of the shed shall be retained free of any obstruction

100 13/3951C ORCHARD FARM, BROOKHOUSE GREEN, SMALLWOOD CW11 2XE: VARIATION OF CONDITION 2 ATTACHED TO PLANNING APPLICATION 05/0611/FULL FOR AVIAGEN TURKEYS LTD

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. Building relates to the production of free range eggs or turkeys
2. All materials used in connection with the business hereby permitted shall be stored inside the building

101 BATH VALE WORKS, CONGLETON

The Committee considered a report regarding a proposed amendment to the requirements of the Section 106 Agreement relating to planning permission 11/2530C.

RESOLVED – That, for the reasons set out in the report, the previous resolution in respect of planning application 11/2530C be amended to read:

That the application be APPROVED subject to the completion of a Deed of Variation to the Section 106 Agreement to reference the new permission and change the affordable housing provision from 50% shared ownership and 50% discounted for sale to 50% shared ownership and 50% intermediate housing as per the NPPF definition, to be agreed with the Local Planning Authority

and the following conditions:

- 1 Plans
- 2 Materials
- 3 Boundary treatment
- 4 Internal layout details
- 5 Contaminated land
- 6 Updated Tree Canopy Plan
- 7 Updated Landscaping Plan
- 8 Implementation of landscaping
- 9 Removal of Permitted Development Rights
- 10 Construction of access

102 LAND ADJACENT ROYAL OAK, 94, MAIN ROAD, WORLESTON, CHESHIRE CW5 6DN

The Committee considered a report regarding proposed amendments to the requirements of the Section 106 Agreement relating to planning permission 11/2241N.

RESOLVED – That, for the reasons set out in the report, the Section 106 Agreement in respect of application 11/2241N be amended as follows:

- clause 1.14 to be removed
- paragraph 1.12 (iv) (a) of the First Schedule to be amended to reflect the fact that staircasing up to 100% can take place.

The meeting commenced at 1.00 pm and concluded at 4.10 pm

Councillor G Merry (Chairman)