

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 25th March, 2015 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, W S Davies,
S Hogben, P Groves, A Kolker, D Marren, M A Martin and C G Thorley (for
Cllr I Faseyi)

OFFICERS PRESENT

Nigel Curtis (Principal Development Officer - Highways)
Daniel Evans (Principal Planning Officer)
Patricia Evans (Lawyer)
Ben Haywood (Major Applications - Team Leader)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors J Clowes, I Faseyi and S McGrory

143 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

All Members of the Committee declared that they had received
correspondence regarding application number 14/5753C.

With regard to application number 15/0265C, Councillor R Bailey declared
that she knew the applicant but that she had not discussed the application
and had kept an open mind.

With regard to application numbers 14/5288N, 14/5321N, 14/5329N and
14/5331N, Councillor P Butterill declared that she was a member of
Nantwich Town Council and Nantwich Civic Society, but that she had kept
an open mind.

With regard to application number 12/3464N, Councillor P Groves
declared that he was a member of Stapeley & District Parish Council but
that he had not discussed this application and had kept an open mind.

With regard to application numbers 14/5288N, 14/5321N, 14/5329N and
14/5331N, Councillor P Groves declared that he was a member of
Nantwich Civic Society, but that he had kept an open mind.

With regard to application numbers 15/0775N, 15/0776N, 15/0777N, 15/0803N, 15/0801N, 15/0802N, 15/0804N, 15/0805N and 15/0806N, Councillor P Groves declared that he had been appointed as a Council representative on the Board of Wulvern Housing but that he had not participated in the discussions at Wulvern Housing with respect to these applications and therefore felt comfortable declaring his appointment to Wulvern, staying in the room and participating in the decisions.

With regard to application numbers 14/5288N, 14/5321N, 14/5329N and 14/5331N, 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 applications and had not made comments on them.

With regard to application numbers 14/5285C, 14/3215C, 14/3217C and 15/0299C, Councillor G Merry declared that she was a member of Sandbach Town Council but that she was not a member of its planning committee and that she had not discussed the applications.

144 **MINUTES OF PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 25 February 2015 be approved as a correct record and signed by the Chairman.

145 **14/3747C LAND AT RADNOR PARK TRADING ESTATE, BACK LANE, CONGLETON CW12 4QA: OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL SCHEME FOR UP TO 24 DWELLINGS, OPEN SPACE AND NEW ACCESS OFF BACK LANE FOR NIGEL MOORHOUSE**

Note: Mr N Moorhouse 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, for the reasons set out in the report, the application be APPROVED subject to a S106 Agreement making provision for:

Affordable Housing comprising:

- 7 units on site 4 for social rented and 3 for shared ownership

Public Open Space comprising:

- Contribution in lieu of Amenity Greenspace towards West Road Play Area. Enhancement £5,274.23 and maintenance £17,193.60
- Management company for onsite Amenity Green Space

And the following conditions

1. Standard Outline Time limit – 3 years
 2. Submission of Reserved Matters
 3. Accordance with Approved Plans
 4. Submission of an Environmental Management Plan
 5. Hours of construction to be limited
 6. Details of pile driving operations to be limited
 7. Details of drainage (SUDS) to be submitted
 8. Only foul drainage to be connected to sewer
 9. Retention of important trees
 10. Tree and hedgerow protection measures
 11. Arboricultural Specification/Method statement
 12. Timing of the works and details of mitigation measures to ensure that the development would not have a detrimental impact upon breeding birds.
 13. Implementation of noise mitigation measures
 14. Accordance with approved access and constructed prior to first occupation
 15. Contaminated Land
 16. Air quality – dust mitigation
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Principal Planning 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.

146 **14/5285C FORMER MAGISTRATES COURT, MIDDLEWICH ROAD, SANDBACH CW11 1HU: DEMOLITION OF EXISTING BUILDING AND ERECTION OF THREE STOREY ACCOMMODATION COMPRISING 15 SUPPORTED LIVING APARTMENTS (USE CLASS C3) WITH ASSOCIATED PARKING AND OPEN SPACE FOR HB COMMUNITY SOLUTIONS LIVING LTD**

Note: Mr M Gilbert attended the meeting and addressed the Committee on behalf of the applicant.

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

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Commencement
 2. Approved plans
 3. Submission of landscaping scheme
 4. Implementation of landscaping scheme
 5. Submission of materials for approval
 6. Development to be carried out in accordance with the Arboricultural Impact Statement
 7. Development to be carried out in accordance with the noise mitigation scheme
 8. Piling operations only undertaken between 9am and 5.30pm Monday to Friday, 9am to 1pm Saturday, with no piling on Sundays and public holidays
 9. Submission of a construction management plan
 10. Restriction of the accommodation to 'Supported Living' (Use Class C3).
 11. Boundary Treatment to be submitted for approval – Rear boundary to be 3m in height
- (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 Principal Planning 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 Principal Planning 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.

147 **14/3215C LEONARD CHESHIRE HOME, THE HILL, SANDBACH, CHESHIRE CW11 1LA: THE CONVERSION OF THE EXISTING LISTED BUILDING INTO 12 NO. 1,2 AND 3 BED APARTMENTS WITH ASSOCIATED PARKING AND LANDSCAPING. DEMOLITION OF THE NEWER BUILD ELEMENTS TO THE NORTH AND WEST ELEVATIONS FOR BROOKMOOR DEVELOPMENTS LTD**

Note: Councillor C Thorley left the meeting prior to consideration of this application.

Note: Mr D Cross had registered his intention to address the Committee on behalf of the applicant but was not in attendance at the meeting.

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

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Commencement
 2. Approved plans
 3. Submission of a revised parking and bin storage plan showing 21 parking spaces and amalgamated bin storage area
 4. Submission of landscaping scheme
 5. Implementation of landscaping scheme
 6. Submission of boundary treatments
 7. Submission of tree protection measures
 8. Submission of a Heritage Management Plan, including a method statement for external and internal repairs for approval
 9. Submission of full details for all replacement windows and repairs to existing windows
 10. Submission of full details of proposed balconies
- (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 Principal Planning 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.

148 **14/3217C LEONARD CHESHIRE HOME, THE HILL, SANDBACH, CHESHIRE CW11 1LA: LISTED BUILDING CONSENT FOR THE CONVERSION OF THE EXISTING LISTED BUILDING INTO 12 NO. 1, 2 AND 3 BED APARTMENTS WITH ASSOCIATED PARKING AND LANDSCAPING. DEMOLITION OF THE NEWER BUILD ELEMENTS TO THE NORTH AND WEST ELEVATIONS FOR BROOKMOOR DEVELOPMENTS LTD**

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

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Commencement
 2. Approved plans

3. Submission of boundary treatments
 4. Submission of a Heritage Management Plan, including a method statement for external and internal repairs for approval
 5. Submission of full details for all replacement windows and repairs to existing windows
 6. Submission of full details of proposed balconies
- (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 Principal Planning 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.

**149 15/0299C LAND ADJACENT TO 9, ST PETERS RISE, SANDBACH
CW11 3EP: CHANGE OF USE FROM AMENITY LAND TO
RESIDENTIAL GARDEN. REMOVAL OF FENCING TO REAR
BOUNDARY TO ALLOW ACCESS TO MAINTAIN GARDEN FOR MR
TERENCE COPPENHALL**

Note: Councillor D Marren declared that he knew the applicant and that he would stay in the room but not participate in the debate.

Note: Mr T Coppenhall (applicant) addressed the Committee then withdrew from the meeting during the Committee's consideration of this item.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be **APPROVED** subject to the following conditions:
1. Standard three year time limit
 2. Plans
 3. Removal of PD, fences, outbuildings.
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

150 **14/0841N LAND OFF SPINNEY DRIVE, WESTON: RESIDENTIAL DEVELOPMENT OF 4 DETACHED HOUSES FOR G MCDERMOTT, CDM DEVELOPMENTS (NORTH WEST) LTD**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That the Committee be minded to REFUSE the application for the following reasons:
 - 1. The proposed development would not deliver a contribution to affordable housing contrary to the requirements of Policy RES.7 of the Borough of Crewe and Nantwich Replacement Local Plan and the Interim Planning Statement: Affordable Housing (February 2011). The lack of this affordable housing therefore means that the development would not deliver sustainable development contrary to the requirements of the National Planning Policy Framework.
 - 2. Overbearing impact that would overdominate the dwellings fronting 6 and 7 Westmere Close having a detrimental impact upon residential amenity. Contrary to Policies BE.1 and BE.2.
- (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 Principal Planning 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, as this application is the subject of an appeal, authority be delegated to the Principal Planning 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.

151 **15/0202C SPANSET LTD, TELFORD WAY, MIDDLEWICH CW10 0HX: PROPOSED REFURBISHMENT OF EXISTING TRAINING FACILITIES, CREATION OF NEW RECEPTION AND CLASSROOMS AND ASSOCIATED EXTERNAL ALTERATIONS, ADDITIONAL 44 CAR PARKING SPACES. CHANGE OF CURRENT BUILDING USE FROM B1, B2 AND B8 TO MIXED USE FOR PETER WARD, SPANSET LTD**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Time (3 years)
2. Plans
3. Materials to match existing
4. Landscaping (details)
5. Landscaping (Implementation)

Informatives:

1. NPPF
2. Hours of construction

- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

152 **15/0265C CHANCE HALL FARM, CHANCE HALL LANE, MORETON, CONGLETON, CHESHIRE CW12 4TL: ERECTION OF LIVESTOCK BUILDING FOR MR THOMAS HALTON, HALTON FARMS LTD**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Time (3 years)
2. Plans
3. Materials as per application

Informatives:

1. NPPF
2. Hours of construction

- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern

Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

**153 14/5288N PLOT 18, SANDLAND GROVE, NANTWICH CW5 6GF:
VARIATION OF CONDITION IN PERMISSION 12/4741N TO ALLOW
ERECTION OF A CONSERVATORY / ORANGERY TO THE REAR OF
THE DWELLING FOR BEN SUTTON**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to completion of a Deed of Variation to the Section 106 agreement to secure the same Heads of Terms as application 12/4741N.

And the following conditions:

1. Compliance with approved plans
2. Materials including surfacing materials as per discharge of condition application 14/0102D.
3. Submission and approval of contaminated land mitigation measures
4. External lighting as per discharge of condition application 14/0102D
5. Construction Hours to be restricted
6. Bin Storage
7. Boundary treatment as per discharge of condition application 14/0102D
8. Landscaping as per discharge of condition application 14/0102D
9. Implementation of landscaping
10. Provision of Parking as per the approved plans
11. Tree Protection as per discharge of condition application 14/0102D
12. Implementation of Tree protection
13. Arboricultural Method Statement as per discharge of condition application 14/0102D
14. Special construction measures under trees as per discharge of condition application 14/0102D
15. Surface Water runoff to mimic that of existing site
16. Scheme of sustainable urban drainage as per discharge of condition application 14/0102D
17. Submission of a Scheme to limit surface water run-off
18. Submission of a scheme to manage the risk of flooding from overland flow
19. Removal of Permitted Development Rights
20. Provision of bat and bird boxes as per discharge of condition application 14/0102D
21. Retention of trees T20 and T25

22. Proposed junction arrangement with the A534 Crewe Road as per discharge of condition application 14/0102D
 23. Internal site layout as per discharge of condition application 14/0102D
- (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 Principal Planning 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 Principal Planning 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.

154 **14/5321N PLOT 17, SANDLAND GROVE, NANTWICH CW5 6GF:
VARIATION OF CONDITION IN PERMISSION 12/4741N TO ALLOW
ERECTION OF A CONSERVATORY / ORANGERY TO THE REAR OF
THE DWELLING FOR BEN SUTTON**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to completion of a Deed of Variation to the Section 106 agreement to secure the same Heads of Terms as application 12/4741N.

And the following conditions:

1. Compliance with approved plans
2. Materials including surfacing materials as per discharge of condition application 14/0102D.
3. Submission and approval of contaminated land mitigation measures
4. External lighting as per discharge of condition application 14/0102D
5. Construction Hours to be restricted
6. Bin Storage
7. Boundary treatment as per discharge of condition application 14/0102D
8. Landscaping as per discharge of condition application 14/0102D
9. Implementation of landscaping
10. Provision of Parking as per the approved plans
11. Tree Protection as per discharge of condition application 14/0102D

12. Implementation of Tree protection
 13. Arboricultural Method Statement as per discharge of condition application 14/0102D
 14. Special construction measures under trees as per discharge of condition application 14/0102D
 15. Surface Water runoff to mimic that of existing site
 16. Scheme of sustainable urban drainage as per discharge of condition application 14/0102D
 17. Submission of a Scheme to limit surface water run-off
 18. Submission of a scheme to manage the risk of flooding from overland flow
 19. Removal of Permitted Development Rights
 20. Provision of bat and bird boxes as per discharge of condition application 14/0102D
 21. Retention of trees T20 and T25
 22. Proposed junction arrangement with the A534 Crewe Road as per discharge of condition application 14/0102D
 23. Internal site layout as per discharge of condition application 14/0102D
- (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 Principal Planning 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 Principal Planning 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.

155 14/5329N PLOT 4, STANLEY BOUGHEY PLACE, NANTWICH CW5 6GQ: VARIATION OF CONDITION IN PERMISSION 12/4741N TO ALLOW ERECTION OF A CONSERVATORY / ORANGERY TO THE REAR OF THE DWELLING FOR BEN SUTTON

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be **APPROVED** subject to completion of a Deed of Variation to the Section 106 agreement to secure the same Heads of Terms as application 12/4741N.

And the following conditions:

1. Compliance with approved plans
 2. Materials including surfacing materials as per discharge of condition application 14/0102D.
 3. Submission and approval of contaminated land mitigation measures
 4. External lighting as per discharge of condition application 14/0102D
 5. Construction Hours to be restricted
 6. Bin Storage
 7. Boundary treatment as per discharge of condition application 14/0102D
 8. Landscaping as per discharge of condition application 14/0102D
 9. Implementation of landscaping
 10. Provision of Parking as per the approved plans
 11. Tree Protection as per discharge of condition application 14/0102D
 12. Implementation of Tree protection
 13. Arboricultural Method Statement as per discharge of condition application 14/0102D
 14. Special construction measures under trees as per discharge of condition application 14/0102D
 15. Surface Water runoff to mimic that of existing site
 16. Scheme of sustainable urban drainage as per discharge of condition application 14/0102D
 17. Submission of a Scheme to limit surface water run-off
 18. Submission of a scheme to manage the risk of flooding from overland flow
 19. Removal of Permitted Development Rights
 20. Provision of bat and bird boxes as per discharge of condition application 14/0102D
 21. Retention of trees T20 and T25
 22. Proposed junction arrangement with the A534 Crewe Road as per discharge of condition application 14/0102D
 23. Internal site layout as per discharge of condition application 14/0102D
- (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 Principal Planning 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 Principal Planning 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.

156 **14/5331N PLOT 3, STANLEY BOUGHEY PLACE, NANTWICH CW5 6GQ: VARIATION OF CONDITION IN PERMISSION 12/4741N TO ALLOW ERECTION OF A CONSERVATORY / ORANGERY TO THE REAR OF THE DWELLING FOR BEN SUTTON**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to completion of a Deed of Variation to the Section 106 agreement to secure the same Heads of Terms as application 12/4741N.

And the following conditions:

1. Compliance with approved plans
2. Materials including surfacing materials as per discharge of condition application 14/0102D.
3. Submission and approval of contaminated land mitigation measures
4. External lighting as per discharge of condition application 14/0102D
5. Construction Hours to be restricted
6. Bin Storage
7. Boundary treatment as per discharge of condition application 14/0102D
8. Landscaping as per discharge of condition application 14/0102D
9. Implementation of landscaping
10. Provision of Parking as per the approved plans
11. Tree Protection as per discharge of condition application 14/0102D
12. Implementation of Tree protection
13. Arboricultural Method Statement as per discharge of condition application 14/0102D
14. Special construction measures under trees as per discharge of condition application 14/0102D
15. Surface Water runoff to mimic that of existing site
16. Scheme of sustainable urban drainage as per discharge of condition application 14/0102D
17. Submission of a Scheme to limit surface water run-off
18. Submission of a scheme to manage the risk of flooding from overland flow
19. Removal of Permitted Development Rights
20. Provision of bat and bird boxes as per discharge of condition application 14/0102D
21. Retention of trees T20 and T25
22. Proposed junction arrangement with the A534 Crewe Road as per discharge of condition application 14/0102D
23. Internal site layout as per discharge of condition application 14/0102D

- (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 Principal Planning 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 Principal Planning 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.

157 **15/0270M KANDERSTEG, BROADWALK, PRESTBURY, CHESHIRE SK10 4BR: REPLACEMENT OF EXISTING CONSERVATORY AND UTILITY ROOM WITH NEW CONSERVATORY AND UTILITY ROOM FOR MRS J FINDLOW**

Note: All Southern Planning Committee Members declared that they knew Councillor P Findlow but that they had not discussed the application with him.

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. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application

Informative:

NPPF

158 **15/0775N SITE OF THORNTON HOUSE, EMBERTON PLACE, AUDLEM CW3 0HL: REMOVAL OF CONDITION 3 RELATING TO THE PROVISION OF SOCIAL HOUSING FOR WULVERN HOUSING LTD**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to completion of a Section 106 agreement to secure the following:

The development shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing set out in the Glossary to the National Planning Policy Framework. The scheme shall include:

- i) The affordable housing provision shall consist of 100% of the dwellings which shall be social rented or affordable rented or intermediate housing
- ii) Details of the tenure split and arrangements for the transfer of the affordable housing to an affordable housing provider
- iii) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.
- iv) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

and the following conditions:

- 1. Approved Plans
 - 2. Maintenance of the approved landscaping - Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

**159 15/0776N SITE OF ROYAL SCOT, PLANE TREE DRIVE, CREWE:
REMOVAL OF CONDITION 12 RELATING TO AFFORDABLE HOUSING
ON APPLICATION 13/1654N FOR WULVERN HOUSING**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be **APPROVED** subject to completion of a Section 106 agreement to secure the following:

The development shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing set out in the

Glossary to the National Planning Policy Framework. The scheme shall include:

- i) The affordable housing provision shall consist of 100% of the dwellings which shall be social rented or affordable rented or intermediate housing
- ii) Details of the tenure split and arrangements for the transfer of the affordable housing to an affordable housing provider
- iii) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.
- iv) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

and the following conditions:

- 1. Approved Plans
 - 2. Maintenance of the approved landscaping - Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.
 - 3. Remove Permitted Development
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

160 **15/0777N 89A, BRADFELD ROAD, CREWE CW1 3RB: REMOVAL OF CONDITION 15 WHICH WILL BE DEALT WITH INSTEAD BY WAY OF S106 FOR WULVERN HOUSING LTD**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to completion of a Section 106 agreement to secure the following:

The development shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing set out in the Glossary to the National Planning Policy Framework. The scheme shall include:

- i) The affordable housing provision shall consist of 100% of the dwellings which shall be social rented or affordable rented or intermediate housing
- ii) Details of the tenure split and arrangements for the transfer of the affordable housing to an affordable housing provider
- iii) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.
- iv) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

and the following conditions:

- 1. Approved Plans
 - 2. Maintenance of the approved landscaping - Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.
 - 3. The windows on the side elevation of plots 3 and 11 of the approved dwellings shall be non-opening unless the part of the window opened is more than 1.7 metres above the floor of the room in which the window is installed and permanently glazed in obscure / translucent glass. The fenestration details shall not be varied without the prior written consent of the Local Planning Authority.
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

161 **15/0803N FORMER SITE OF NORTH STREET METHODIST CHURCH, NORTH STREET, CREWE CW1 4NJ: VARIATION OF CONDITION 11 (AFFORDABLE HOUSING) OF APPROVED 13/0136N - DEMOLITION OF EXISTING CHURCH BUILDING, ERECTION OF CHURCH COMMUNITY CENTRE AND 18 AFFORDABLE RETIREMENT APARTMENTS AND ASSOCIATED ACCESS AND CAR PARKING PROVISION FOR WULVERN HOUSING LTD**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to completion of a Section 106 agreement to secure the following:

The development shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing set out in the Glossary to the National Planning Policy Framework. The scheme shall include:

- i) The affordable housing provision shall consist of 100% of the dwellings which shall be social rented or affordable rented or intermediate housing
- ii) Details of the tenure split and arrangements for the transfer of the affordable housing to an affordable housing provider
- iii) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.
- iv) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

and the following conditions:

1. Plans
2. Materials - As per discharge
3. Hours of construction
4. Lighting - As per discharge
5. Dust suppression scheme – Implementation
6. Kerb radius and tactile paving – As per discharge
7. Landscaping – Implementation
8. Boundary treatment – Implementation
9. Internal site layout – Implementation
10. Parking layout – As per discharge
11. Drainage details - As per discharge

- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

162 **VARIOUS DEVELOPMENTS BY WULVERN HOUSING: 15/0801N SITE OF FORMER ROCKWOOD PUBLIC HOUSE, 204 ALTON STREET, CREWE: DEMOLITION OF ROCKWOOD HOTEL/PUB AND DEVELOPMENT OF 20 NEW APARTMENTS 15/0802N BROOKLANDS HOUSE, FORD LANE, CREWE: DEMOLITION OF BROOKLANDS HOUSE AND ERECTION OF 3 STOREY APARTMENT BLOCK**

CONTAINING 16 NO. APARTMENTS AND ACCOMPANYING CAR PARK AND LANDSCAPING 15/0804N SITE OF UNDERWOOD COURT AND WEST VIEW, UNDERWOOD LANE, CREWE: THE DEMOLITION OF 2NO. VACANT RESIDENTIAL CARE HOMES TO BE REPLACED WITH 34NO. 2 AND 3 BED HOMES WITH ASSOCIATED PARKING AND LANDSCAPING. THE PROPOSALS RESULT IN A CHANGE OF USE FROM C2 TO C3 15/0805N 8-16, SANDFIELD COURT, WRENBURY: DEMOLITION OF 8-16 SANDFIELD COURT AND THE ERECTION OF 8NO. 2 BEDROOM BUNGALOWS 15/0806N LINDEN COURT, HUNGERFORD AVENUE, CREWE: 22NO. NEW RESIDENTIAL UNITS, PREDOMINANTLY TWO STOREY SEMI-DETACHED DWELLINGS WITH 6NO. 1 BEDROOM FLATS AND A NEW ACCESS ROAD

The Committee considered a report regarding the above planning applications.

RESOLVED - That authority be DELEGATED to the Principal Planning Manager to determine applications 15/0801N, 15/0802N, 15/0804N, 15/0805N and 15/0806N following the completion of the consultation period for each application.

163 UPDATE FOLLOWING THE RESOLUTION TO APPROVE APPLICATION 12/3464N SUBJECT TO A S106 AGREEMENT

The Committee considered a report regarding a proposed amendment to the committee resolution relating to planning application 12/3464N, which had been approved by the Southern Planning Committee on 10 October 2012.

RESOLVED – That, for the reasons set out in the report, the committee resolution with respect to application number 12/3464N be altered to read as follows:

RESOLVED – That, for the reasons set out in the report, the application be APPROVED, subject to the satisfactory completion of a Section 111 Agreement with a Draft S106 attached to secure a financial contribution of £4,000 for traffic management and the following conditions:

1. Standard time
2. Approved plans
3. Materials as application or otherwise agreed by the LPA
4. Details of lighting columns and hours of use
5. Visibility Splays
6. Internal access gate to be set back as per submitted plan
7. Submission of School Travel Plan
8. Boundary treatments

164 **URGENT ITEM - 15/0198N LAND AT SCHOOL LANE, BUNBURY:
ERECTION OF TWO DWELLINGS AND THE CREATION OF A 38
SPACE CAR PARK FOR USE BY THE CRICKET CLUB AND PRIMARY
SCHOOL FOR MR & MRS A C BIRD**

Note: Prior to consideration of this application, the meeting was adjourned for thirty minutes for refreshments.

In accordance with Section 100B (4)(b) of the Local Government Act 1972, the Chairman announced that she had agreed to allow consideration of this item as an additional urgent item of business.

Note: Councillor M Jones had registered his intention to address the Committee as Ward Councillor but was not in attendance at the meeting.

Note: Mr D Grace (on behalf of Bunbury Heath Action Group), Mr N Parker (objector), Honorary Alderman B Dykes (supporter) and Ms V Hunter (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.

The Principal Planning Officer reported corrections to the report, which referred to the Congleton Borough Local Plan First Review 2005 rather than the Crewe and Nantwich Local Plan and Policies.

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

It is not considered that the application site can be regarded as a small gap in an otherwise built up frontage. Furthermore, the proposal would cause harm to the character and appearance of the Open Countryside. As such, the application is contrary to Policy NE.2 of the Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011 and Policy PG5 of the Cheshire East Local Plan Strategy – Submission Version and in accordance with the NPPF.

165 **14/5753C 19-23, LAWTON ROAD, ALSAGER ST7 2AA: VARIATION OF
CONDITION 7 OF PLANNING PERMISSION 10/0741C, AS FOLLOWS:
7. THE HOURS OF OPENING FOR THE HEREBY-APPROVED
FOODSTORE SHALL BE RESTRICTED TO 06.00 TO 23.00 HOURS ON
MONDAY TO SATURDAY AND 10.00 TO 17.00 ON SUNDAYS FOR
ASDA STORES LTD**

Note: Councillor R Cartlidge left the meeting prior to consideration of this application.

Note: Ms E Philcox attended the meeting and addressed the Committee on behalf of the applicant.

Note: Ms J Taylor-Smith (applicant) had registered her intention to address the Committee but was not in attendance at the meeting.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Development in accordance with approved amended plans received 29th April 2010 (10/0741C)
 2. Materials - as per discharge (27/10/2011)
 3. Restriction of retail floor space within the supermarket to 1318m² net retail floor space.
 4. Restriction on hours of opening for supermarket
 5. Restriction on hours of opening of restaurant
 6. Restriction on hours of opening for the restaurant
 7. Restriction on hours of delivery for all units
 8. Noise mitigation for delivery areas – as per discharge (27/10/2011)
 9. Noise mitigation for plant and equipment – as per discharge (07/03/2012)
 10. Refrigeration and/or air conditioning plant and equipment - Submission of details within 6 months
 11. Extraction equipment re cooking equipment – Submission of details within 6 months
 12. Bus stop upgrade details - Submission of details within 6 months
 13. New junction plans – as per discharge (07/03/2012)
 14. Final layout of the car parking area - as per discharge (27/10/2011)
 15. Signal junction installations - as per discharge (07/03/2012)
 16. TRANSYT Design - as per discharge (07/03/2012)
 17. Electric car charger points - as per discharge (27/10/2011)
 18. CCTV details - Submission of details within 6 months
 19. Public realm treatment strategy – as per discharge (07/03/2012)
 20. Footpath enhancement - as per discharge (07/03/2012)
 21. Surface water discharge rates - as per discharge (27/10/2011)
 22. Surface water regulation system timescales - Submission of details within 6 months
 23. Site to be drained on a separate system with only foul drainage connected into the foul sewer - as per discharge (27/10/2011)
 24. Standard landscaping - as per discharge (27/10/2011)
 25. Tree Protection - as per discharge (27/10/2011)
 26. Standard landscaping replacement planting within remaining period.
 27. Ecological enhancements (bat and bird boxes and tree planting to be native species) - Submission of details within 6 months
 28. Roller shutter details - as per discharge (24/02/2012)
 29. Site waste management plan - as per discharge (24/02/2012)
 30. Post construction Review - Submission of details within 6 months

31. Development phasing - as per discharge (07/03/2012)
 32. 10% renewable energy – Submission of details within 6 months
 33. Public Art - as per discharge (30/05/2013)
 34. External lighting - as per discharge (07/03/2012)
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

The meeting commenced at 10.30 am and concluded at 2.50 pm

Councillor G Merry (Chairman)