

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 6th January, 2016 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, J Clowes, W S Davies,
S Edgar, S Hogben, A Kolker, J Rhodes, B Roberts and B Walmsley

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Patricia Evans (Lawyer)
Paul Hurdus (Highways Development Manager)
Julie Zientek (Democratic Services Officer)

Apologies

Councillor P Groves

Apologies due to Council Business

Councillor D Marren

129 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application number 15/3897N, Councillor P Butterill
declared that she knew the applicant but had kept an open mind.

Councillor S Davies declared that he had called in application number
15/1437N, which was in his Ward. He would exercise his separate
speaking rights as a Ward Councillor and not take part in the debate or
vote.

All Members of the Committee declared that they had received
correspondence from Councillor D Marren with regard to one of the
applications on the agenda but that they had kept an open mind.

With regard to application number 15/3869N, Councillor S Hogben
declared that he had received correspondence from Councillor D Bailey.

With regard to application number 15/4145C, Councillor G Merry declared that it was in her Ward. She had not discussed this application and had kept an open mind.

130 MINUTES OF PREVIOUS MEETING

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

131 **14/5801N - WORKING MENS CLUB BUNGALOW, HALL O SHAW STREET, CREWE CW1 4AD: OUTLINE APPLICATION FOR DEMOLITION OF DWELLING AND ERECTION OF 9NO. DWELLINGS FOR K KELLY**

Note: Councillor A Kolker arrived at the meeting during consideration of this item and did not take part in the debate or vote.

Note: Mr P Miller attended the meeting and addressed the Committee on behalf of the applicant.

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 a s106 agreement to secure £8,000 towards the upgrading of the Queens Park Bowling Green to be paid prior to commencement of development and the following conditions:

1. Time – 3 years or within 2 years of last Reserved Matter approval
2. Reserved Matters within 3 years
3. Landscaping Matters to be submitted and approved
4. Plans
5. Materials – Prior approval
6. Hours of piling
7. Prior approval of a piling method statement
8. Prior approval of lighting details
9. Prior approval of a noise mitigation scheme
10. Prior approval of electric vehicle charging sockets
11. Prior approval of a dust suppression scheme
12. Prior approval of a dust mitigation scheme
13. Prior approval of a Phase 1 contaminated land report
14. Construction Management Plan
15. Amended Plan to provide rear garden pedestrian access for each unit

(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 Head of Planning (Regulation), in consultation with

the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee and Ward Member, 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 Head of Planning (Regulation) 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.

132 **15/3869N - BENTLEY MOTOR COMPANY, PYMS LANE, CREWE, CHESHIRE CW1 3PL: IT IS PROPOSED TO CONVERT THE EXISTING FIELD INTO A PRIVATE CAR PARK FOR BENTLEY MOTORS. THE SITE IS AN EXISTING GREEN AREA WHICH WILL BE CONVERTED TO HARD STANDING MATERIAL TO SUIT THE NEEDS OF A CAR PARK. THE CAR PARK WILL BE ENCLOSED WITH FENCES. NORTH EAST AND SOUTH OF THE PROPOSED CAR PARK, A 14 M WIDTH BAND WILL BE DEDICATED FOR PLANTING FOR LIAM DEVANEY, BENTLEY MOTORS**

Note: The Principal Planning Officer read a representation from Councillor D Bailey (Ward Councillor), who was unable to attend 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 a s106 agreement making provision for Public Open Space contributions comprising of:

- £48,000 towards the 'James Atkinson Way Play Area
- £8,000 towards Hulme Street Allotments
- Both contributions to be paid prior to commencement of development

and the following conditions:

1. Standard time limit (3 years)
2. Accordance with amended plans
3. Materials to be submitted and approved
4. Notwithstanding submitted detail, fences to be no higher than 3 metres
5. Survey for nesting birds to be submitted if development is carried out during the bird nesting season
6. Details of sustainable drainage scheme to be submitted
7. Surface water drainage strategy to be submitted
8. Landscaping scheme to be submitted
9. Landscaping scheme implementation

10. Submission of a contaminated land survey
11. Details of external lighting to be submitted
12. Details of surfacing and car parking to the rear of Minshull New Road to be submitted, to include a timetable for implementation to be agreed
13. Details of CCTV to be submitted
14. Dust control scheme to be submitted

(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 Head of Planning (Regulation), 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 Head of Planning (Regulation) 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.

133 15/2391N - LAND TO THE REAR OF NEW HOUSE FARM, CLAY LANE, HASLINGTON: OUTLINE APPLICATION FOR ERECTION OF UP TO 10 DWELLINGS WITH DETACHED GARAGE BUILDINGS, LANDSCAPING AND ASSOCIATED ACCESS FOR HIMOR (LLAND) LIMITED & LORNE WALDERMAR, CONRAD PILIP AND DIANE LORRAINE PILIP

Note: The Principal Planning Officer read representations from Councillor D Marren (Ward Councillor) and Parish Councillor G Beadle (on behalf of Haslington Parish Council), who were unable to attend the meeting.

Note: Ms V Webb-Johnson (objector) and Ms A James (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, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The proposed development would not promote a strong rural economy and it has not been demonstrated that there would be no detrimental impact upon the supply of employment land or premises in the Borough. The proposed development would be contrary to Policy E.7 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the NPPF.

- (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 Planning (Regulation) 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 Head of Planning (Regulation) 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.

134 15/1437N - HOLLY COTTAGE, GAUNTONS BANK, NORBURY, SY13 4HP: PROPOSED CONSTRUCTION OF ONE DWELLING ON LAND ADJACENT TO HOLLY COTTAGE FOR R LEWIS

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

Note: Parish Councillor J Makin (on behalf of Marbury & District Parish Council) and Mr D Smith (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

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

135 15/3897N - CHAPEL FARM, AUDLEM ROAD, HATHERTON, CHESHIRE CW5 7QT: VARIATION OF CONDITION 5 ON APPLICATION P07/0365 TO ALLOW UNIT 3 TO BE OCCUPIED BY AN AGRICULTURAL WORKER FOR MR JOHN ROACH

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

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. Units 1 and 2 shall be used for holiday lets only and no other purpose

2. Unit 3 shall be restricted to an agricultural worker
3. Retention of the visibility splays approved as part of application P07/0365
4. Approved plans
5. Retention of the approved car-parking
6. Units 1 and 2 to be operated as an ancillary business to the farm operations at Chapel Farm
7. Removal of permitted development rights – extensions and outbuildings

136 **15/4145C - LAND ADJACENT 17 ELM TREE LANE, SANDBACH:
VACANT BROWN FIELD PLOT DEVELOPED WITH NEW 4 BEDROOM
HOUSE FOR JOHN WESTERSIDE**

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 Limit
2. Development in accordance with approved plans
3. Materials to be submitted
4. Surfacing materials to be submitted
5. Obscured window to first floor elevation
6. Prior to occupation/first use contamination report
7. Landscaping
8. Landscaping implementation
9. Boundary treatment
10. Nesting Bird features

Informatives:

1. NPPF
2. Contaminated Land
3. Construction Hours

- (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 Head of Planning (Regulation), 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.

137 **15/4766C - MERE END BARN, HASSALL ROAD, ALSAGER:
OUTLINE SINGLE DWELLING FOR STEVEN HANCOCK**

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 or within 2 years of last Reserved Matter approval
 - 2. Reserved Matters within 3 years
 - 3. Access, Layout, Scale, Appearance and Landscaping Matters to be submitted and approved
 - 4. Plans
 - 5. Prior approval of an Arboricultural Impact Assessment (AIA)
 - 6. Prior approval of a Tree replacement plan
 - 7. Prior approval of bat and bird survey
- (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 Head of Planning (Regulation), 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 10.00 am and concluded at 1.00 pm

Councillor G Merry (Chairman)