

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 5th July, 2017 at Council Chamber, Municipal Buildings,
Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors Rhoda Bailey, D Bebbington, P Butterill, J Clowes, W S Davies,
S Edgar, A Kolker, J Rhodes, B Roberts and B Walmsley

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors M Jones and B Moran

OFFICERS PRESENT

Wayne Ashdown (Network Manager)
Sheila Dillon (Senior Lawyer)
Daniel Evans (Principal Planning Officer)
Andrew Goligher (Principal Development Control Officer - Highways)
Emma Hood (Arboricultural Officer)
Gareth Taylerson (Principal Planning Officer)
Julie Zientek (Democratic Services Officer)

Apologies

None

11 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 and a telephone call with regard to application number 17/0339N.

With regard to application number 17/2062C, Councillor Rhoda Bailey declared that she was the Ward Councillor and had been contacted by two residents. She had not discussed the application and had kept an open mind.

12 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 31 May 2017 be approved as a correct record and signed by the Chairman.

13 16/6087N LAND TO THE NORTH OF WISTASTON GREEN ROAD, WISTASTON, CREWE, CHESHIRE: RESERVED MATTERS APPROVAL FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF 150 DWELLINGS, COMPRISING 126 NO. 2, 3, 4 AND 5 BEDROOMED HOUSES AND 24 NO. 1 AND 2 BEDROOMED APARTMENTS, 6 BUNGALOWS, SUB-STATION, GAS GOVERNOR, PUMPING STATION, PUBLIC OPEN SPACE INCLUDING A NEW ECOLOGICAL POND, ATTENUATION BASIN AND A LOCALLY EQUIPPED AREA OF PLAY, LAYING OF FOOTPATHS AND ASSOCIATED WORKS FOR JANE ASPINALL, BELLWAY HOMES LIMITED

Note: Parish Councillor G Roberts (on behalf of Wistaston Parish Council) and Ms J Aspinall (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.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Plans
 2. Bat and birds boxes installed as recommended
 3. Integral garages to be retained for parking of motor vehicles
 4. Landscaping scheme implementation
 5. Materials as specified
 6. Updated badger survey, to include reference to impact assessment and mitigation strategy
 7. Details of fencing off of the 10m buffer adjacent to Wistaston Brook during the construction phase.
 8. Detailed replacement pond design (x2)
 9. Compliance with AIA
 10. Removal of permitted development rights for rear extensions (Class A) – smaller plots
 11. Boundary treatment to be as per plans
 12. Removal of permitted development for boundary walls forward of building line
 13. Shared Routes
 14. Bin store/bike store for apartment block
 15. Construction access strategy to be submitted and approved.

Informative:

The junction improvements at the Rising Sun junction to be undertaken earlier than first occupation of the site if possible.

- (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 his 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.

14 17/1980N RAILWAY BRIDGE, SYDNEY ROAD, CREWE: DEMOLITION OF THE EXISTING SYDNEY ROAD BRIDGE AND PROVISION OF A NEW WIDER ROAD BRIDGE THAT WILL ALLOW FOR TWO WAY TRAFFIC MOVEMENT AND REMOVAL OF THE TRAFFIC LIGHTS, AND THE CREATION OF NEW PEDESTRIAN FOOTPATHS. THE SCHEME ALSO INCLUDES THE CREATION OF A TEMPORARY SITE COMPOUND, TEMPORARY SITE ACCESS, PROVISION OF A TEMPORARY PEDESTRIAN AND CYCLE BRIDGE DURING THE CONSTRUCTION PERIOD AND OTHER ANCILLARY WORKS FOR CHRIS HINDLE, HEAD OF STRATEGIC INFRASTRUCTURE

Note: Mr D Green attended the meeting and addressed the Committee on behalf of the applicant.

Note: Mr S Kerr had registered his intention to address the Committee on behalf of the applicant but did not speak.

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 time 3 years
 2. Development to proceed in accordance with the approved plans
 3. Prior submission of an amended plan to realign the footpath and to avoid Scottish Power infrastructure
 4. Details of the siting of the compound and its timing to be submitted and agreed
 5. Prior to the commencement of development a Tree Protection Scheme is to be submitted and approved
 6. Prior to the commencement of development an Arboricultural Method Statement is to be submitted and approved
 7. Submission of a scheme of landscaping including replacement tree and hedgerow planting to be submitted
 8. Implementation of the scheme of landscaping including the replacement tree and hedgerow planting
 9. Reptile Mitigation Method Statement to be submitted and approved
 10. Nesting birds – timing of works
 11. Prior to the commencement of development a Construction Environment Management Plan is to be submitted and approved
 12. Where possible noise generative activities shall take place during standard construction hours

13. At all times of construction there shall be a prominently displayed contact telephone numbers for the reporting of issues and problems
14. Dust Control Measures to be submitted and approved
15. Drainage Strategy and design to be submitted and approved
16. Prior to commencement a scheme to improve cycleway and footpath provision within the vicinity of the site shall be submitted and approved
17. A PROW scheme of management shall be submitted and approved which shall include proposals for the temporary closure of the PROW along with the alternative route provision
18. The line of the PROW shall be marked out prior to the commencement of development
19. Pre-commencement and pre-completion surveys of the PROW shall be submitted to the LPA and approved in writing.

Informatives:

1. Japanese knotweed informative
 2. Liaison committee to be set up with local residents and Members
 3. Diversion Route signage to be provided
 4. Standard Construction Hours informative
 5. Contaminated Land informative
 6. Informative to advise of United Utilities Infrastructure
 7. A temporary Traffic Regulation Order will be required to enable any diversion along Hungerford Road
 8. Brine Board informative to advise that precautions are required to mitigate the effects of any future brine movement
- (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.

**15 17/1725N 331- 333, HUNGERFORD ROAD, CREWE CW1 5EZ:
PROPOSED CONVERSION OF EXISTING PROPERTIES TO FORM
FOUR SELF CONTAINED APARTMENTS FOR MR & MRS JIM
MORGAN, HOMEWORLD PROPERTY MANAGEMENT LTD**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The proposal by reason of design would result in an overdevelopment of the site and would fail to provide adequate private amenity space, would provide inadequate light to serve principal rooms to the rear and poor access to unit 333A. As a result the development would therefore provide an unacceptable living environment for future occupants. The proposed development would be contrary to Policy BE.1 (Amenity) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and Policy SD2 (Sustainable Development Principles) of the Cheshire East Local Plan Strategy.

- (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 his 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.

16 17/0339N LAND TO THE NORTH OF LITTLE HEATH BARNS, AUDLEM ROAD, AUDLEM, CHESHIRE: ERECTION OF RETIREMENT LIVING HOUSING (CATEGORY LL TYPE ACCOMMODATION), COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING FOR MCCARTHY & STONE RETIREMENT LIFESTYLES LTD

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting.

17 17/0858N JOLLY TAR INN, NANTWICH ROAD, WARDLE CW5 6BE: ERECTION OF 15 DWELLINGS AND ACCESS WORKS FOR COMMERCIAL DEVELOPMENT PROJECTS LTD

Note: Councillor M Jones (Ward Councillor) and Mr S Goodwin (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

- (a) That, for the reasons set out in the report and the written update, the application be APPROVED subject to the completion of a S106 Agreement with the following Heads of Terms:
1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision

- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- 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.

2. Secondary Education Contribution of £32,685.38

and the following conditions:

1. Time limit
2. Plans
3. Materials
4. Removal of permitted development rights – plots 12-16 for extensions/outbuildings and plots 5-11 enclosures
5. Levels
6. Foul and surface water drainage
7. Drainage strategy
8. Piling
9. Electric vehicle charging
10. Dust
11. Travel information pack
12. Contaminated land
13. Management scheme of the PROW
14. Landscaping scheme
15. Tree Protection measures
16. Construction of new footpath prior to first occupation
17. Reasonable avoidance measures detailed within the provided Amphibian Assessment dated 9th June 2017
18. Acoustic fencing to be provided and retained
19. Details of rear garden access for plots 12-16 to be submitted and approved.

Informative:

1. PROW
- (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 his 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.

**18 17/0931N LAND TO THE WEST OF CLOSE LANE, ALSAGER:
RESERVED MATTERS APPLICATION FOR THE ERECTION OF 26
DWELLINGS COMPRISING OF 1, 2, 3, 4 & 5 BEDROOM HOMES AND
ASSOCIATED WORKS FOLLOWING OUTLINE 15/5654N FOR MRS
SUTTON, STEWART MILNE HOMES**

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. Plans
2. Notwithstanding details forming part of application materials to be submitted and approved
3. Landscaping scheme submission
4. Landscaping scheme implementation
5. Submission of boundary treatments
6. Levels
7. Tree Protection
8. Breeding birds
10. No materials to be stored with 5m of ditch/ ditch to be fenced off during construction
11. Removal of permitted development rights – smaller plots
12. Boundary treatment to be as per plans
13. Removal of permitted development for boundary walls forward of building line
14. Noise insulation scheme for dwellings in accordance with recommendations in noise report
15. Overhead power line diversion scheme

(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 his 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.

**19 16/5279C LAND EAST OF MEADOW AVENUE, CONGLETON:
ERECTION OF 16 BUNGALOWS WITH ANCILLARY FACILITIES AND
ASSOCIATED INFRASTRUCTURE FOR MR KEVIN HUMPHRIES,
HUMPHRIES BUILDERS LTD**

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

Note: Town Councillor A Martin attended the meeting and addressed the Committee on behalf of Congleton Town Council.

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

RESOLVED – That the application be DEFERRED for the following:

1. Confirmation that the development meets HAPPI - Housing our Ageing Population: Panel for Innovation. (Dimensions for bungalows in particular on plots 1-3 and to explore housing numbers on site following an assessment of HAPPI.)
2. PROW – Discussions about potential upgrade
3. POS – Clarification of where money is spent. (Can it be spent closer to the site and discussion with Town Council regarding where the money is spent.)
4. Clarification of the pumping station/vacant land to the south of the site.
5. Clarification of the garage sizes
6. Investigation into whether the bus service could be brought closer

20 17/1454C LAND SOUTH OF ELM TREE LANE, ELWORTH, SANDBACH: DEVELOPMENT OF FIVE DETACHED DWELLINGS (OUTLINE APPLICATION INCLUDING THE MATTERS OF ACCESS AND LAYOUT ONLY) AND INCREASED AREA FOR USE BY CRICKET CLUB FOR P E RICHARDSON, ELWORTH ESTATES

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting.

21 17/1504C WHEATSHEAF HOTEL, 1, HIGHTOWN, SANDBACH, CHESHIRE CW11 1AG: CONSTRUCTION OF INVERTED DORMER AND INFILL GLAZING TO THE EXISTING COACHING UNDER-CROFT OF THE THE WHEATSHEAF P.H. NEW VEHICULAR ACCESS OFF OLD MILL ROAD TO REAR OF BUILDING AND ADJACENT LAND FOLLOWING CLOSING UP OF EXISTING ACCESS. ALTERATIONS TO EXISTING BOUNDARY WALLS AND FENCES. CREATION OF NEW OUTDOOR SEATING AREA AND TERRACE IN REAR COURTYARD FOR MR ANDREW PEAR

Note: Councillor B Moran (Ward Councillor), Mr P Ilott (objector), Mr N Allcock and Mr D Watson (supporters), and Mr C Baldwin and Mr A Pear (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 and the written update, the application be APPROVED subject to the following conditions:

1. Standard time 3 years
2. Approved Plans
3. Submission and approval of details of materials
4. Submission and approval of lighting details (EP)
5. Submission and approval of details of boundary treatments, gates and traffic direction signage
6. Landscaping details including boundary treatment and surfacing materials to be submitted and approved
7. Implementation of landscaping
8. Submission and approval of turning lane on Old Mill Road

(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.

22 17/2062C LAWTON MERE NURSERIES, CHERRY LANE, RODE HEATH ST7 3QX: DEMOLITION OF EXISTING GLASSHOUSES AND CONSTRUCTION OF NEW RESIDENTIAL DEVELOPMENT FOR UP TO THREE DWELLINGS FOR MR & MRS GARY AND LORRAINE BARRATT

Note: Ms A Lovett (objector) and Mr B Wood (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.

RESOLVED

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

1. Standard outline 1
2. Standard outline 2
3. Standard outline 3
4. Approved Plans
5. Reserved matters application to include dust control measures
6. Reserved matters application to include Electric Vehicle Charging Points
7. Submission / Approval of Information regarding Contaminated Land

8. Reserved matters application to include risk assessment for brine subsidence on the site
9. Reserved Matters application to include details of the existing and proposed land levels. No levels should be raised on site that may result in the flooding offsite
10. No development should commence on site until such time as detailed proposals for foul and surface water drainage have been submitted to and agreed in writing
11. Nesting bird survey measures to be submitted and approved
12. The reserved matters application shall include a landscaping plan and boundary treatment plan for the site including a scheme to secure the retention and protection of the roadside hedge
13. Reserved matters application to include tree protection measures/hedgerow retention
14. Reasonable Avoidance Measures for toads to be submitted and approved.

- (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.

23 CHESHIRE EAST BOROUGH COUNCIL (BRERETON - LAND TO THE SOUTH WEST OF NEWCASTLE ROAD SOUTH) TREE PRESERVATION ORDER 2017

Note: Mrs S Hitchen (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above tree preservation order.

RESOLVED – That, for the reasons set out in the report, the Cheshire East Borough Council (Brereton - Land to the South West of Newcastle Road South) Tree Preservation Order 2017 be confirmed without modification.

The meeting commenced at 10.00 am and concluded at 3.20 pm

Councillor J Wray (Chairman)