

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 31st March, 2010 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor B Dykes (Chairman)
Councillor G Merry (Vice-Chairman)

Councillors T Beard, M Davies, S Davies, S Furlong, L Gilbert, B Howell,
J Jones, A Kolker, R Walker and J Weatherill

OFFICERS PRESENT

Rachel Goddard (Senior Lawyer), David Malcolm (Southern Area Manager -
Development Management) and Paul Moore (Principal Planning
Officer)

Apologies

Councillors D Bebbington, S Jones and S McGrory

147 CODE OF CONDUCT - DECLARATIONS OF INTEREST/PRE- DETERMINATION

Councillor G Merry declared that in calling in application number 10/0392C she had expressed an opinion and therefore fettered her discretion. Councillor Merry exercised her separate speaking rights as a Ward Councillor and withdrew from the meeting during consideration of this item. Councillor Merry also declared a personal interest in respect of the application on the grounds that she was a member of Sandbach Town Council, which had been consulted on the proposed development.

All Members of the Committee declared that they had received correspondence in relation to application number 10/0010C.

148 MINUTES

RESOLVED – That the minutes of the meeting held on 10 March 2010 be approved as a correct record and signed by the Chairman.

149 10/0196N CONSTRUCTION OF OLD PERSONS RESIDENTIAL CARE HOME COMPRISING 46 SINGLE BEDROOMS AND 20 INDEPENDENCY UNITS, OF 2 STOREYS PLUS ATTIC DORMERS, LAND ADJOINING THE BRIDGE INN, BROAD STREET, CREWE FOR TWO DALES LTD

Note: Mr T J Bentley-Jordan (on behalf of the applicant) attended the meeting and addressed the Committee on this matter. Mr J Warters (the applicant) had registered his intention to address the Committee on this matter but did not speak.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. Standard time years
2. Materials to be submitted and approved
3. Surfacing materials which shall be permeable to be submitted and approved
4. Landscape scheme to be submitted t o be submitted and approved
5. Landscape scheme to be completed in accordance with the approved details
6. Boundary treatment to be submitted and approved
7. Provide car parking as shown on the approved plan
8. Drainage details to be submitted and approved
9. Contaminated land condition
10. Access to be constructed to CE spec
11. Footpath link to front of site
12. Access to 175 Broad Street to be retained
13. Approved plans
14. Obscure glazing to be provided and retained
15. Noise mitigation measures to be provided
16. Window reveals of 55mm to be provided to all windows and doors
17. Restrict use of the site to use class C2 (Residential Institutions)
18. Details of any external furniture to be submitted and approved
19. Cycle parking details to be submitted and approved
20. Gas Absorption Heat Pump to be provided and retained
21. Detail of window design to be submitted and approved

150 **10/0010C CONSTRUCTION OF NEW FOODSTORE WITH ASSOCIATED SERVICING FACILITIES AND ALTERATIONS TO EXISTING CAR PARK, LAND AT WEST HEATH SHOPPING CENTRE, SANDBACH ROAD, CONGLETON FOR HOLLINS MURRAY GROUP LTD & ALDI STORES LTD.**

Note: Mr M Pawezowski (objector) and Mr M Hewlett, Aldi Stores Ltd, (the applicant) attended the meeting and addressed the Committee on this matter.

Note: During consideration of this application, Councillor E Howell left the meeting and returned, and did not take part in the debate or vote, in accordance with paragraph 13.5 of the Planning Protocol of Conduct in Relation to the Determination of Planning Matters.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. 3-year time limit
2. Development in accordance with the approved plans
3. Development in accordance with the materials specified on plan
4. That planning permission relates solely to Aldi foodstores and not any other retail operator
5. That the net retail floorspace within the proposed building be restricted to the proposed 940m² as specified by the applicants
6. That a restriction be placed on the net retail floorspace to restrict and control the types of good sold from the new development which shall be restricted to 80% convenience goods and 20% comparison goods
7. Restriction on the hours of opening to
8am – 8pm Mon – Sat and 10am to 5pm Sundays
8. Restriction on the hours of delivery to
7.45am – 8pm Mon – Sat and 9.45am to 5pm Sundays
9. Precise details of the acoustic fence for the HGV docking bay area to be submitted for approval prior to the commencement of development
10. Implementation of noise attenuation measures preventing use of reversing alarms, HGV refrigeration units, acoustic fencing and to ensure all loading and unloading deliveries take place through the docking bay entrance
11. Contaminated land (Investigation and Mitigation)
12. Air quality condition
13. That precise details of external lighting be submitted and approved
14. Scheme to secure 10% renewable energy
15. Details for the provision of cycle parking facilities
16. Provision of a replacement pedestrian crossing at the southern entrance to the site, on Sandbach Road.

151 **10/0100N EXTENSION TO TIME LIMIT ON APPLICATION NUMBER P06/1282 (CREWE AND NANTWICH) FOR ERECTION OF 7 TWO STOREY TERRACED PROPERTIES AND THE CONVERSION OF BARN TO THREE RESIDENTIAL PROPERTIES, LAND AT REAR OF THE EARLE OF CREWE (PH) NANTWICH ROAD, CREWE FOR JACSAC PROPERTIES LTD.**

The Committee considered a report regarding the above planning application.

RESOLVED

(a) That the application be APPROVED subject to the following conditions:

1. Standard Time Limit (a further 3 years)
2. Plans
3. Materials including surfacing
4. Garages
5. Drainage
6. Boundary Treatment
7. Landscaping Submitted
8. Landscaping Implemented
9. Services Underground
10. Construction Workers Vehicles
11. Loading/Unloading Materials
12. Remove PD Rights
13. Car Parking Standards
14. Windows
15. Chiller Units
16. Bin Storage
17. Access
18. Door and window details
19. Conservation rooflights
20. Bat and barn owl survey
21. Rainwater goods.

(b) That the Head of Planning and Policy be granted delegated authority to add a condition to address any issues arising from the outstanding comments from Environmental Health regarding air quality.

152 **10/0279N DEMOLITION OF A SINGLE STOREY TEACHING/AMENITY BLOCK AND ERECTION OF A NEW TWO STOREY FOOD CENTRE OF EXCELLENCE FOR BUSINESS AND RESEARCH AREAS, REASEHEATH COLLEGE, MAIN ROAD, WORLESTON, NANTWICH FOR REASEHEATH COLLEGE**

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. Standard time
2. Plans
3. Materials
4. Surfacing materials
5. Landscaping scheme
6. Implementation of landscaping
7. No activities in field containing ancient monument
8. Implementation of drainage works
9. Scheme for external lighting
10. Work to proceed in accordance with recommendations for bat and birds and advice to personnel in bat survey

11. Site (including trees) to be checked for nesting birds if development commences in bird nesting season
12. Details of source separation, recycling and storage of waste for Food Centre
13. Travel Plan plus additional cycle parking facilities if necessary
14. No demolition or works of any description until a Waste Audit is submitted in relation to the demolition of the existing areas of the rebuilding and recycling/ re-use of materials as far as reasonably practical
15. Development to incorporate the sustainable development measures specified in the Design and Access Statement

153 **10/0392C ERECTION OF STEEL FENCE APPROXIMATELY 2.5 METRES HIGH ABOVE EXISTING BRICK BOUNDARY WALL, SANDBACH CAR AND COMMERCIAL DISMANTLERS, MOSTON ROAD, SANDBACH, CW11 3HL FOR MR A BOOTE, SANDBACH CAR AND COMMERCIAL DISMANTLERS LTD.**

Note: Having exercised her separate speaking rights as a Ward Councillor, Councillor G Merry withdrew from the meeting during consideration of this item.

Note: Mr R Brockway (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 – That the application be DEFERRED for a Committee site inspection so that Members can assess the impact of the proposed development on the character and appearance of the area.

The meeting commenced at 2.00 pm and concluded at 3.10 pm

Councillor B Dykes (Chairman)