

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 26th May, 2021 at The Assembly Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor A Kolker (Chair)
Councillor S Akers Smith (Vice-Chair)

Councillors M Benson, P Butterill, S Davies, K Flavell, A Gage, D Marren,
Naismith, J Rhodes, L Smith and J Wray

OFFICERS IN ATTENDANCE

Daniel Evans- Principal Planning Officer
James Thomas- Solicitor
Andrew Goligher- Highways Officer
Helen Davies- Democratic Services

1 APOLOGIES FOR ABSENCE

There had been no apologies for absence received.

Councillor Andrew Kolker, the Chair, took the opportunity to welcome new Members to the Committee and to particularly thank his predecessor Councillor John Wray for his years of Chairmanship of the Southern Planning Committee.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness and transparency, Councillor Mike Benson advised that in respect of item five: 20/4673C Land at Brookhouse Road, Sandbach, Demolition of an existing dwelling and erection of Class E(a), E(b), E(c), sui generis units and 14 residential units, associated access, car parking and landscaping (resubmission of application 19/5010C) for Mr C R Muller, Muller Property Group, he was the Ward Councillor and had registered to speak against the application. He would retire from the room once he had spoken and not take part in any debate or vote.

In the interests of openness and transparency, Councillor Stan Davies advised that in respect of item six: 20/5014N Former Agricultural Unit Wrenbury Hall Farm, Wrenbury Hall Drive, Wrenbury, CW5 8EJ Retrospective change of use of land and agricultural building for Premier Development, he was the Ward Councillor and had registered to speak against the application. He would retire from the room once he had spoken and not take part in any debate or vote.

3 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the virtual meeting held on 31 March 2021 be approved as a correct and accurate record and signed by the Chairman.

4 PUBLIC SPEAKING

RESOLVED: That the public speaking procedure be noted.

5 **20/4673C LAND AT BROOKHOUSE ROAD, SANDBACH, DEMOLITION OF AN EXISTING DWELLING AND ERECTION OF CLASS E(A), E(B), E(C), SUI GENERIS UNITS AND 14 RESIDENTIAL UNITS, ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING (RESUBMISSION OF APPLICATION 19/5010C) FOR MR C R MULLER, MULLER PROPERTY GROUP**

Consideration was given to the above application.

(Councillor Mike Benson, the Ward Councillor spoke against the application).

RESOLVED:

That, for the reasons set out in the report, the application be REFUSED as recommended for the following reasons:

1. The proposed development fails to conserve or enhance the character of the Sandbach Conservation Area or the setting of surrounding Listed Buildings. As such the proposal would result in less than substantial harm to those assets. The benefits of this scheme would not outweigh the identified harm. The proposed development fails to take the opportunities available for improving the character and quality of the area and is contrary to Policies SD1, SD2, SE1, SE2 and SE7 of the CELPS, Policies BH4 and BH9 of the Congleton Borough Local Plan, Policies H2 and HC1 of the SNP and guidance contained within the NPPF.

In order to give proper effect to the Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Development Management in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

S106	Amount	Triggers
Education	Secondary education contribution: £32,685	Full amount prior to first occupation of any of the residential units.

6 **20/5014N FORMER AGRICULTURAL UNIT WRENBURY HALL FARM, WRENBURY HALL DRIVE, WRENBURY, CW5 8EJ RETROSPECTIVE CHANGE OF USE OF LAND AND AGRICULTURAL BUILDING FOR PREMIER DEVELOPMENT**

Consideration was given to the above application.

(Councillor Stan Davies, the Ward Councillor, Wrenbury-cum-Frith Parish Councillor David Craig and Local Resident Objector Davinia Jones attended the meeting and spoke against the application).

RESOLVED:

That the application be DEFERRED for a site visit.

7 APPEALS REPORT

The Committee considered the performance of the Planning Appeals Report, a statistical overview of the outcome of Planning Appeals that have been decided between 1 January 2020 and the 31 March 2021. The report provided information that should help monitor the Council's quality of decision making in respect of planning applications.

RESOLVED: That the report be received and noted.

The meeting commenced at 10.00 am and concluded at 11.18 am

Councillor A Kolker (Chair)