

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 9th February, 2022 in the Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## **PRESENT**

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

Councillors M Benson, J Bratherton, P Butterill, S Davies, A Gage, S Hogben,  
D Marren, C Naismith, L Smith and S Edgar

## **OFFICERS IN ATTENDANCE**

Helen Davies- Democratic Services Officer  
Daniel Evans- Principal Planning Officer  
Andrew Goligher- Highways Officer  
Andrew Poynton- Planning and Highways Solicitor

## **55 APOLOGIES FOR ABSENCE**

Apologies of absence were received from Councillor John Wray (Councillor  
Steven Edgar substituted).

## **56 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interests of openness and transparency, in respect of applications  
21/3180C and 21/3505N, Councillor Steven Edgar declared that he was the Vice-  
Chair of the Public Rights of Way Committee, and this Committee had been  
consulted with on both applications. Councillor Edgar had not discussed either  
application and was not pre-determined in any way.

In the interests of openness and transparency, in respect of applications  
21/3180C and 21/3505N, Councillor Suzi Akers Smith declared that she was a  
member of the Public Rights of Way Committee, and this Committee had been  
consulted with on both applications. Councillor Akers Smith had not discussed  
either application and was not pre-determined in any way.

In the interests of openness and transparency, in respect of application  
21/3180C, Councillor Mike Benson declared that whilst he had called this  
application in, it was on behalf of Sandbach Town Council, and he was  
approaching the application with an open mind and was not pre-determined in  
any way.

## **57 MINUTES OF PREVIOUS MEETING**

The Committee noted that in the minutes dated 5.1.22 on page 4, the item for  
application 21/3181C should read:

*“(Local Resident Tony Bastock attended the meeting and spoke in favour of the*

*application.)”*

RESOLVED:

That subject to the changes above, the minutes of the meeting held on 5 January 2022 be approved as a correct and accurate record and be signed by the Chair.

## 58 PUBLIC SPEAKING

RESOLVED: That the public speaking procedure be noted.

## 59 21/3180C - DINGLE FARM, DINGLE LANE, SANDBACH, CHESHIRE, CW11 1FY: REPAIR AND ALTERATION OF EXISTING FARMHOUSE AND CONSTRUCTION OF GARAGE; CONVERSION AND EXTENSION OF BARN AND OUTBUILDING TO FORM DWELLING AND GARAGE/GARDEN ROOM, DEMOLITION OF GARAGE AND CONSTRUCTION OF DWELLING

Consideration was given to the above application.

(Local Resident Tony Bastock attended the meeting and spoke in favour of the application.)

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED subject to the following conditions and a Section 106 Agreement to secure offsite habitat enhancement, management and monitoring:

- 1) Time limit
- 2) Approved plans
- 3) Submission of details of materials
- 4) Submission of a Phase 1 contaminated land survey and mitigation and remediation if required
- 5) Tree protection measures
- 6) Landscaping and boundary treatments
- 7) Implementation of landscaping and boundary treatments
- 8) Hours of construction, Mon to Fri 8am to 6pm, Sat 9am to 2pm, no working on Sundays or public holidays
- 9) Submission of details of any piling operations
- 10) Submission finished ground and floor levels
- 11) Submission of details of works to windows and doors (farmhouse and barn)
- 12) Full schedule of internal works (farmhouse and barn)
- 13) Full photographic survey (farmhouse and barn)
- 14) All fascias, barge and verge boards to be timber
- 15) Full details of new internal doors, surrounds, flooring and skirting boards (farmhouse and barn)
- 16) All rainwater goods to be in cast metal painted black (farmhouse and barn)
- 17) Construction management plan
- 18) Programme of archaeological works
- 19) Submission of details of external lighting

- 20) Development carried out in accordance with recommendations within the Supplementary Bat Survey
- 21) Updated Badger survey prior to commencement of development
- 22) Submission of an ecological enhancement strategy (provision of bird boxes, gaps for hedgehogs etc.)
- 23) Submission of a landscape management plan for on-site landscape works
- 24) Removal of PD rights for barn conversion and the proposed dwelling
- 25) Submission of a plan showing bin and secure cycle storage
- 26) External window frames on all new buildings recessed by a minimum of 100mm
- 27) Sample panel showing colour, texture, facebond and pointing for both new and restored buildings to be submitted; and
- 28) Submission of a schedule of doors to be altered, replaced, removed or reused on the listed buildings
- 29) Submission of a structural report setting out the existing condition of listed buildings and proposed works for restoration, including a repair schedule with a timetable for works to be undertaken
- 30) All demolition work to be carried out by hand
- 31) Only ground works and foundations of new buildings shall be undertaken until the approved schedule of works to the listed structures have been substantially completed
- 32) Notification of completion of works to the listed structures to the LPA in order that they can be inspected
- 33) Details of gates and fences to be submitted
- 34) Notwithstanding any details within the reports and plans, no insulation is approved for the walls to the listed farmhouse

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Development Management, in consultation with the Chair (or in his absence the Vice Chair) 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.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

- 1) To secure the offsite habitat enhancement, management and monitoring works for a period of 30 years

**60 21/3505N - THE PARKES, MONKS LANE, AUDLEM, CHESHIRE, CW3 0HP: CHANGE OF USE FROM USE CLASS C3 (RESIDENTIAL) TO SUI GENERIS (WEDDING VENUE) AND ASSOCIATED PARKING.**

Councillor Mike Benson gave his apologies and left the meeting at this point.

Consideration was given to the above application.

(Local Resident David Sandiford attended the meeting and spoke against the application, Agent for the Applicant Katie Shoosmith attended the meeting and spoke in favour of the application.)

RESOLVED:

That the application be DEFERRED to require the submission of an Acoustic Assessment.

(This was contrary to Officer recommendation).

The meeting commenced at 10.00 am and concluded at 11.25 am

Councillor A Kolker (Chair)