

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 31st August, 2022 in the Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## **PRESENT**

Councillor A Kolker (Chair)  
Councillor S Pochin (Vice-Chair)

Councillors M Benson, J Bratherton, P Butterill, J Clowes, A Critchley,  
S Davies, A Gage, C Naismith and L Smith

## **OFFICERS IN ATTENDANCE**

Daniel Evans, Principal Planning Officer  
Andrew Goligher, Highways Officer  
Andrew Poynton, Planning and Highways Lawyer  
Rachel Graves, Democratic Services Officer

The Chair reported a change in the committee membership with Councillor Anthony Critchley replacing Councillor Steve Hogben.

## **22 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor D Marren and J Wray. Councillor J Clowes attended as a substitute for Councillor Wray.

## **23 DECLARATIONS OF INTEREST/PRE-DETERMINATION**

In relation to planning application 21/6250N Councillor S Pochin declared that she had submitted an objection to this application before she became a member of the Committee and that she would speak as a neighbouring ward councillor and then leave the meeting and take no part in the debate or vote on the application.

In relation to planning application 21/6250N Councillor S Davies declared that he had been contacted by the parish council in relation to the application but had not come to a view on the application.

In relation to planning application 21/6399C Councillor J Clowes declared that before she realised, she would be substitute member of the committee she had been contacted by one of her parish councillors to clarify an issue as to whether to appeal or not.

In relation to planning application 21/6399C Councillor M Benson declared he had received a letter from the applicant which he had copied to the planning officer and that he had not come to a view on the application even though he had called the application in to the committee.

## 24 MINUTES OF PREVIOUS MEETING

### RESOLVED:

That the minutes of the meeting held on 3 August 2022 be approved as a correct record.

## 25 PUBLIC SPEAKING

The public speaking procedure was noted.

## 26 22/1302N - FIELD TO THE EAST OF AUDLEM ROAD, AUDLEM: THE DEVELOPMENT OF 28 NO. RESIDENTIAL UNITS, INCLUDING 9 NO. AFFORDABLE DWELLINGS, WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application: Councillor R Bailey (Ward Councillor), Councillor Jeff Seddon (Audlem Parish Council) and Mr Richard Walters (applicant).

### RESOLVED:

That the application be REFUSED for the following reasons:

- 1 the application is located within the Open Countryside and outside of the Audlem Settlement Boundary. The application is not supported by an up-to-date Housing Needs Survey to identify the need within the Parish. Furthermore, a development of 28 affordable units would exceed the threshold criteria of 10 units identified by Policy SC6. The proposed development would also cause harm to the open countryside/local landscape through urbanisation and countryside encroachment and be contrary to Policy SC6 and PG 6 of the Cheshire Local Plan Strategy, Policy H1 of the Audlem Neighbourhood Plan and the NPPF.
- 2 in absence of an assessment undertaken in accordance with the Defra Biodiversity 'Metric' the overall loss/gains of biodiversity is unknown. There insufficient information has been provided in which to assess the full ecological impacts of the development. The proposal is therefore contrary to Policies NE.9 of the Crewe and Nantwich Replacement Local Plan 2011 and SE 3 of the Cheshire East Local Plan Strategy, D8 of the Audlem Neighbourhood Plan and the guidance contained with the NPPF.
- 3 The design and layout of the proposed development is considered to be poor and fails to take the opportunities available for improving the character and quality of the area. The layout would also fail to provide suitable quantum and quality of open space provision. As a

result, the proposal would not make a positive contribution to the area and would be contrary to Policy SD1, SD2, SE1, SE6 of the CELPS, The Cheshire East Design Guide and Policy D1, CI1 of the Audlem Neighbourhood Plan and the requirements of 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 Planning and Enforcement Manager 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.

Should the application be the subject of an appeal, agreement is given to enter into a S106 Agreement with the following Heads of Terms:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	30% affordable housing	In accordance with details to be submitted and approved
<b>Amenity Green Space and Play Provision</b>	1,560m <sup>2</sup> on site provision	To be paid prior to the first occupation of the 14 <sup>th</sup> dwelling
<b>Outdoor Sports Contribution</b>	£1,000 or £500 per 2+ bed apartment space	To be paid prior to the first occupation of the 14 <sup>th</sup> dwelling.

**27 21/6399C - 128, CONGLETON ROAD, SANDBACH, CHESHIRE, CW11 1DN: PROPOSED REPLACEMENT DWELLING AND ASSOCIATED OUTBUILDINGS AND ANNEX**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Mr Nigel Crane (applicant).

**RESOLVED:**

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

- 1 Time Limit
- 2 Approved plans
- 3 Materials in accordance with the submitted details
- 4 Obscure glazing to a minimum of 2m from floor level to bathroom window on the rear, northwest elevation.
- 5 Non-opening obscure glazing to the first-floor windows in the southeast side elevation
- 6 Submission of details of plant and ventilation equipment to the pool house

- 7 All outbuildings within the site shall remain ancillary to the main dwelling house
- 8 Provision of electric vehicle infrastructure
- 9 Tree protection measures
- 10 Submission of a construction management plan
- 11 Landscaping and boundary treatments
- 12 Implementation of landscaping and boundary treatments
- 13 Hours of construction, Mon to Fri 8 am to 6 pm, Sat 9 am to 2 pm, no working on Sundays or public holidays
- 14 Submission of details of any piling operations
- 15 Submission of existing and finished ground and floor levels
- 16 Construction management plan
- 17 Submission of details of external lighting and CCTV
- 18 Submission of an ecological enhancement strategy (provision of bird and bat boxes, gaps for hedgehogs etc.)

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 their 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.

**28 22/0198N - 35, MOORFIELDS, WILLASTON, CW5 6QY: ERECTION OF A DETACHED HOUSE AND ANCILLARY WORKS**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Mr Richard Lee (agent).

**RESOLVED:**

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

- 1 Standard Time
- 2 Approved plans
- 3 Materials to be submitted
- 4 Surfacing materials to be submitted
- 5 Landscape Scheme to be submitted
- 6 Landscape Implementation
- 7 Tree Protection scheme to be submitted
- 8 Tree and hedge retention
- 9 Ecological Enhancement Strategy to be submitted
- 10 Lighting Strategy to be submitted
- 11 Low emissions boilers – prior to occupation
- 12 EVI – prior to occupation

- 13 Detailed strategy/design and associated management/maintenance plan – required prior to commencement
- 14 Side windows to be obscure glazes
- 15 Removal of PD for Extensions and Outbuildings
- 16 Parking spaces (2 spaces for each unit to be marked out) and Bin Storage areas to be made available prior to first occupation

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 Planning (Regulation), in consultation with the Chair (or in their absence the Vice Chair) of the 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.

29 **21/6250N - SEVENOAKS, HEARNS LANE, FADDILEY, CW5 8JL:  
CHANGE OF USE OF LAND FOR THE SITING OF 4 NO. NEW  
HOLIDAY LODGES, THE CONVERSION OF AN EXISTING BUILDING  
TO A HOLIDAY LODGE, AND ANCILLARY WORKS**

Consideration was given to the above application.

The following attended the meeting and spoke in relation to the application:

Councillor S Pochin (neighbouring ward member) Mr Mark Bailey (Clerk to Brindley and Faddiley Parish Council) and Mr Richard Lee (agent).

**RESOLVED:**

That the application be REFUSED for the following reason:

- 1 The proposed development is located within the open countryside and it has not been demonstrated that there is an essential need for the accommodation, that it could not be provided within an existing settlement or is required in conjunction with a particular countryside attraction. The proposed development would be isolated from existing services and facilities and would be contrary to policies PG6, SD1 and EG4 of the CELPS and RUR8 of the SADPD.

*(This decision was contrary to the report recommendation)*

The meeting commenced at 10.00 am and concluded at 12.50 pm

Councillor A Kolker (Chair)

