

CHESHIRE EAST COUNCIL

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

PRESENT

Councillor A Kolker (Chair)
Councillor P Butterill (Vice-Chair)

Councillors S Akers Smith, J Bratherton, A Critchley, S Edgar, C Naismith and
J Wray

OFFICERS IN ATTENDANCE

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

40 APOLOGIES FOR ABSENCE

Apologies were received from Councillors M Benson, S Davies, D Marren,
S Pochin and L Smith. Councillor S Edgar attended as a substitute for
Councillor Benson and Councillor S Akers Smith as a substitute for
Councillor Marren.

41 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness, the following declarations were made:

Councillor S Edgar declared that he was the Vice Chair of the Public
Rights of Way Sub Committee. The Rights of Way Team were consultees
on application 21/5700N, however he had not discussed the application or
commented on it.

Councillor S Akers Smith in relation to application 21/0579C declared that
she knew the applicant and his wife but had not pre-determined the
application.

42 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 28 September 2022 be approved
as a correct record.

43 PUBLIC SPEAKING

The public speaking procedure was noted.

44 21/0579C - LAND ADJACENT TO 22, WOOLSTON AVENUE, CONGLETON, CW12 3DY: PROPOSED RESIDENTIAL DEVELOPMENT OF 6NO. ONE BED APARTMENTS

Consideration was given to the above planning application.

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

Councillor Rob Moreton (ward councillor), Ms Diane Eaton (objector) and Mr David Holland (applicant) with Mr Tom Withers (agent).

RESOLVED:

For the reasons set out in the report and update report, the application be APPROVED, subject to the following conditions:

- 1 3 year time limit
- 2 Development in accordance with the approved plans
- 3 Details of proposed materials
- 4 Dust suppression methods
- 5 Details of electric vehicle charging points
- 6 Details of low emission boilers
- 7 Contaminated land risk assessment
- 8 Contaminated land verification report
- 9 Contaminated land soil testing
- 10 Contaminated land unexpected contamination
- 11 Details of a sustainable surface water drainage scheme
- 12 Foul and surface water shall be drained on separate systems
- 13 No removal of any vegetation or the demolition or conversion of buildings shall take place between 1 March and 31 August in any year, unless a detailed survey has been carried out to check for nesting birds
- 14 Submission of an ecological enhancement strategy
- 15 Retention and enhancement of existing hedgerow where possible, and compensatory native species planting to compensate for any sections of hedgerow unavoidable loss
- 16 Adherence to all the recommendations made in section 3 of the submitted Badger Survey Report (Kingdom Ecology 29/08/2021)
- 17 Details of levels
- 18 Protective fencing to be provided for the duration of any construction period
- 19 Details of secure, covered cycle storage and bin storage. Requirement for 6 cycle spaces
- 20 External lighting details to be submitted and approved

- 45 **21/5700N - BADDILEY HALL FARM, BADDILEY HALL LANE, BADDILEY, CW5 8BS: PART DEMOLITION, CONVERSION AND EXTENSION OF BARNs TO PROVIDE 3 NO. DWELLINGS, THE SEPARATION OF ANCILLARY RESIDENTIAL ACCOMMODATION (CHESTNUT COTTAGE) FROM THE EXISTING DWELLING (BADDILEY HALL FARMHOUSE) TO PROVIDE AN ADDITIONAL SEPARATE DWELLINGHOUSE AND ANCILLARY WORKS.**

Consideration was given to the above application.

The following attended the meeting and spoke on the application:
Mr Richard Lee (agent).

RESOLVED:

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

- 1 Standard Time
- 2 Plans Compliance
- 3 Foul and Surface Water Drainage – to be submitted
- 4 Barn Owl Compensation Strategy – to be submitted
- 5 Contamination – details to be submitted
- 6 Programme of Archaeological Work – to be submitted
- 7 Landscaping – details to be submitted
- 8 Materials – to be submitted
- 9 Treatment of Ventilation Openings – details to be submitted
- 10 Windows/doors – details to be submitted
- 11 Rainwater Goods – details to be submitted
- 12 Rooflights – details to be submitted
- 13 Electric Vehicle Charging – details to be submitted
- 14 Contamination Verification Report – to be submitted
- 15 Soil brought onto Site
- 16 Boundary Treatment – to be submitted
- 17 Landscaping – implementation of approved details
- 18 External Lighting – to be submitted
- 19 Bat and Barn Owls – updated mitigation measures based on the March 2022 report but including the revised plans
- 20 Breeding/Nesting Birds
- 21 Reasonable Avoidance Measures (Great Crested Newts) - implementation of report recommendations
- 22 Contamination not previously identified
- 23 Conversion Only – any rebuilding to be agreed in writing
- 24 Removal of Permitted Development Rights Classes A-H
- 25 Remove Permitted Development Rights for the conversion of the bat roost

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 Planning 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.

The meeting commenced at 10.00 am and concluded at 11.11 am

Councillor A Kolker (Chair)