

## **PLANNING COMMITTEE**

Tuesday, 24th April, 2018  
Time of Commencement: 7.00 pm

<b>Present:-</b>	Councillor Chris Spence – in the Chair
Councillors	Burgess, Fear, S Hambleton, Matthews, Naylor, Northcott, Owen, Panter, Reddish, Sweeney, S Tagg, G Williams, J Williams and Wright
Officers	Guy Benson, Geoff Durham - Mayor's Secretary / Member Support Officer, Rachel Killeen, Peter Stepien, Trevor Vernon -Solicitor and Darren Walters
Apologies	Councillor(s) Heesom, Proctor, Simpson and G White

### **1. APOLOGIES**

Apologies were received from Councillors' Heesom, Proctor, Simpson and White.

### **2. DECLARATIONS OF INTEREST**

Councillor Northcott declared an interest in application 17/01024/FUL. The landowner is known to him.

### **3. MINUTES OF PREVIOUS MEETING(S)**

**Resolved:** That the minutes of the meeting held on 27 March, 2018 be agreed as a correct record.

### **4. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF MEADOW WAY, BALDWINS GATE. BELLWAY HOMES (WEST MIDLANDS) LTD. 17/01024/FUL**

**Resolved:** That the application be refused for the following reasons:

- (i) Adverse impact upon the biodiversity and hydrology of Chorlton Moss Local Wildlife Site
- (ii) Absence of a secured planning obligation securing a financial contribution of £420,084 towards the provision of primary and secondary education places
- (iii) Absence of a secured planning obligation securing a financial contribution of £285,471 (£2,943 per dwelling) towards improvements to the open space and play facilities at Whitmore Village Hall
- (iv) Absence of a secured planning obligation securing 16% of the dwellings as affordable units and a financial contribution of a figure to be calculated towards off-site provision of the equivalent of 9% of the dwellings as affordable units

- (v) Absence of a secured planning obligation securing a travel plan monitoring fee of £6,430
- (vi) Absence of a secured planning obligation securing a management plan for the restoration and long-term maintenance of the Chorlton Moss Local Wildlife Site
- (vii) Absence of a secured planning obligation securing a management agreement for the long-term maintenance of the open space on the site

**5. APPLICATION FOR OTHER DEVELOPMENT - 5 SLINDON CLOSE, CHESTERTON. MR A CLAY. 18/00195/FUL**

**Resolved:** That the application be permitted subject to the undermentioned condition:

- (i) Approved plans.

**6. APPLICATION FOR OTHER DEVELOPMENT - IMPERIAL WORKS, COALPIT HILL, TALKE. MR AL PROPERTY. 18/00066/FUL**

*Councillor Stubbs spoke on this application.*

**Resolved:** That the application be refused for the following reasons:

- (i) The proposed development would result in the loss of a bus stop and in the absence of any alternative location nearby that would not give rise to highway safety issues, this would be detrimental to the sustainability of the area and contrary to the guidance and requirements of the National Planning Policy Framework
- (ii) In the absence of details of the areas of storage, servicing, turning and staff/ visitor parking, a further updated stage one road safety audit and a revised location of the proposed gates, the application has failed to demonstrate that the proposed development would not lead to significant highways safety implications for users of the highway, including pedestrian safety contrary to the guidance and requirements of the National Planning Policy Framework.

**7. QUARTERLY REPORT ON EXTENSIONS TO TIME PERIODS WITHIN WHICH OBLIGATIONS UNDER SECTION 106 CAN BE ENTERED INTO**

**Resolved:** (i) That the report be noted.

- (ii) That the Head of Planning continue to report , on a quarterly basis, on the exercise of his authority to extend the period of time for an applicant to enter into Section 106 obligations.

**8. APPEAL AND COSTS DECISION - FORMER SAVOY CINEMA/METROPOLIS, OFF THE MIDWAY, NEWCASTLE. 17/00174/FUL**

**Resolved:** That the appeal and costs decision be noted.

9. **QUARTERLY REPORT ON PROGRESS ON ENFORCEMENT CASES WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED**

**Resolved:** That the information be received.

10. **OPEN ENFORCEMENT CASES**

**Resolved:** (i) That the report be received.  
(ii) That a further update be provided alongside the next quarterly monitoring report on cases where enforcement action has been authorised.

11. **DELEGATION BY COUNCIL OF ITS DECISION MAKING POWER TO CHESHIRE EAST IN RELATION TO FUTURE A500 WIDENING PLANNING APPLICATION**

This item was dealt with under Urgent Business, considered to be so as it needs to go to Full council on 216 May, 2018.

12. **URGENT BUSINESS**

DELEGATION BY COUNCIL OF ITS DECISION MAKING POWER TO CHESHIRE EAST IN RELATION TO FUTURE A500 WIDENING PLANNING APPLICATION

**Resolved:** (i) That the Planning Committee recommend to Full Council that the Borough Council delegate to Cheshire East Council the discharge of the Borough Council's function under the Town and Country (Environmental Impact Assessment) Regulations 2017 to give a Scoping Opinion, under the above Regulations, with respect to a proposal to widen the A500 between Junction 16 of the M6 and the Meremoss roundabout, Crewe, insofar as it relates to land that lies within the Borough Council's administrative area.

(ii) The Planning Committee recommend to Full Council that the Borough Council delegate to Cheshire East Council the discharge of the Borough Council's planning control functions under Section 70(1) (Part III) of the Town and Country Planning Act 1990 to determine, insofar as it relates to land that lies within the Borough Council's administrative area, a cross boundary planning application in relation to the proposed widening of the A500 between Junction 16 of the M6 and the Meremoss roundabout, Crewe.

13. **DISCLOSURE OF EXEMPT INFORMATION**

**Resolved:-** That the public be excluded from the meeting during consideration if the following matter because it is likely that there will be disclosure of exempt information as defined in paragraphs contained within Part 1 of Schedule 12A of the Local Government Act, 1972

14. **CONFIDENTIAL ITEM - QUARTERLY REPORT ON PROGRESS ON ENFORCEMENT CASES WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED**

**Resolved:** That the report be received.

**COUNCILLOR CHRIS SPENCE**  
**Chair**

Meeting concluded at 8.15 pm