

**Shavington-cum-Gresty Council**  
**Parish Council meeting**  
Main Road,  
Shavington, Crewe  
CW2 5DP



**SHAVINGTON**  
CUM  
**GRESTY**

**MINUTES of the meeting held on**  
**Wednesday 17 November 2021**

In attendance: Cllr Adams, Edgar, Ferguson, B Gibbs, K Gibbs, Hancock, Jones, McIntyre, Moore

<b>ScG/21/12/1</b>	<b>To receive and consider apologies for absence</b>
	Apologies were received and accepted from Cllrs Buchanan and Wain.
<b>ScG/21/12/2</b>	<b>To note declarations of Members' interests</b>
	No declaration of interest was raised.
<b>ScG/21/12/3</b>	<b>Public Participation</b>
	<i>A period not exceeding 20 minutes for members of the public to ask questions or submit comments</i>
	Members of the public raised their concerns with regards to Planning application: 21/5199N.  Members <b>NOTED</b> the comments.
<b>ScG/21/12/4</b>	<b>To consider making a response to the following planning applications:</b>
	a. <b>Application 21/5216N</b> <b>Proposal:</b> Construction of front boundary wall and rails and alteration to existing access <b>Location:</b> 23, WESTON LANE, SHAVINGTON, CW2 5AN <b>National Grid Ref:</b> 370738.1504 352202.6729  <b>RESOLVED:</b> that the proposal from Highways is supported.
	b. <b>Application 21/5297N</b> <b>Proposal:</b> Side extension to first floor, above existing garage <b>Location:</b> 14, WESTBURY CLOSE, CREWE, CW2 6TY <b>National Grid Ref:</b> 370042.0518 353457.4379  <b>RESOLVED:</b> No comments.
	c. <b>Application 21/5199N</b>

**Proposal:** Change of use of existing building to provide 7 residential units for supported living

**Location:** 1, ROPE LANE, (Junction of Main Road & Rope Lane), SHAVINGTON, CHESHIRE, CW2 5DT

**National Grid Ref:** 369885.6991 351830.5446

**RESOLVED:**

- a. Consultation process: the Parish Council has concerns around the way the consultation process has been managed so far. Consultation hasn't included letters to all residents in Barons Road, that has left those with ICT impediment out of the consultation process
- b. Parking: The Parish Council has concerns regarding the parking assumptions made in the planning application, for the following reasons:
  1. The developer assumed that almost all the residents who require supported housing will not drive. However, as the building is intended to house 16-18 years old, it is worth considering that a good proportion of its occupants will be of driving age.
  2. Binding the application to this assumption on the other hand, would also mean that the clientele and use of the building shouldn't change in the future unless parking provisions are made. This should be a caveat that Cheshire East Council should make clear.
  3. Point 2.6 in the application refers to a free car public car park within walking distance. Although the Primary School car park is currently free, it should be noted that this is only due to a yearly agreement between the Parish Council and the Primary School. The assumption that this will remain free and open is not correct and should be revised accordingly.
  4. Considering the age range of the building residents it might be worth noting that parking areas for bikes and motorbikes should be provided and included in the application.
  5. This is possibly contrary to Local Plan Policies SD 1 Sustainable Development in Cheshire East, and SD 2 Sustainable Development Principles on the grounds that insufficient parking provision now life-limits this development if it requires a change of use (or user) at a later date
- c. Building intended use: the Parish Council would need some reassurance on the building use and the residents that are going to be hosted:
  1. An open meeting with the leading Charity should be organised to allow residents to raise any concerns and questions and have an open discussion

2. A written statement from the leading Charity should be signed defining the meaning of “supporting living” and listing and defining the groups it will address and support

- d. It is recommended that Cheshire East conduct a Risk Assessment in order to establish the impact on the surrounding community in particular the schoolchildren, for both the local primary and secondary schools that sit on this walking route. As a Parish Council, we have a concern upon behalf of concerned residents – elderly, young, vulnerable and infirm as to the lack of clarity of occupancy of the development.
- e. Busy junction: the building is located at a busy junction and the Parish Council has concerns with regards to the potential risk for users and residents. Highways should be requested to produce a traffic report to assess the potential impact and sustainability.
- f. Lack of leisure facilities: the Parish doesn't currently offer public leisure facilities such green area, park, community spaces available for teenagers. This should be taken into account when assessing the suitability of the area for the leading Charity. Also, this is potential in breach of LPS Policy SC1 Leisure and Recreation.
- g. Public transport: the current public transport service would not be enough to address more requests from residents. Consideration will be needed to reinforce and review the current schedule, to address possible needs of the building residents to access services like further educations and jobs.
- h. Flooding risks: the risks highlighted by United Utilities on the previous application (date 19.01.2021) with regards to longevity of the water service system and sustainability of the drainage system hasn't been properly addressed and need further assessment
- i. Environment impact: mitigation actions should be put in place to protect the local wildlife.
  - a. Attention should be given to bats habitat and a preliminary ecological appraisal should be provided with clear action to mitigate any impact. A detailed action plan should be included with clear actions that will be taken to mitigate the impact (such bat removal, bat roost removal, alternative accommodations,..) a proof of adequate funding to support any actions needed.
  - b. A bat roost should be provide on site to mitigate changes to the building.

	<p>j. Shavington-cum-Gresty Neighbourhood Plan: the current planning application breaches the following points of the newly adopted Neighbourhood Plan:</p> <ul style="list-style-type: none"> <li>a. Policy COM1 loss of valued local facilities: the building was used as a local shop, and only applications supporting the re-introduction of local facilities and services should be considered</li> <li>b. Policy HOU3 – Housing for Older People: the only reason the Parish Council could support an application in breach of Policy COM1 would be if the proposal is aligned with Policy HOU3 – Housing for Older People. Indeed, Shavington-cum-Gresty Neighbourhood Plan recognises and highlights the need of accommodation for older people in the community, rather than facilities for youngest.</li> <li>c. Policy TRA2 – Parking: proposal that would exacerbate existing parking problem in the Parish or lead to the loss of existing parking provision are in breach of the policy. The applicant should provide plans for alternative transport facility or agreed to contribute toward the loss</li> <li>d. Policy ECON1 – The loss of facilities will only be supported where it can be demonstrated that no alternative user can be found through an appropriate marketing exercise for at least 24 months. As per point 12.7 d) the applicant is required to provide a record of enquires and outcomes</li> <li>e. Policy ECON1 – New and expanded employment facilities should ensure adequate cycling storage facilities and design should be included to enable charging of plug-in electric vehicles. The applicant should provide adequate plan to align the proposal to the Neighbourhood plan.</li> </ul> <p>d. <b>Application 21/5428N</b>  <b>Proposal:</b> Householder application for a single storey extension to the rear of the property.  <b>Location:</b> 5, WESSEX CLOSE, SHAVINGTON, CW2 5HX  <b>National Grid Ref:</b> 370190.8988 351475.9595</p> <p><b>RESOLVED:</b> no comments.</p>
<p><b>ScG/21/12/5</b></p>	<p><b>To consider making responses to any urgent planning application consultations that have arisen since this agenda was published</b></p>
	<p>No application has been received.</p>
<p><b>ScG/21/12/6</b></p>	<p><b>To consider the final text for submission to the Cheshire East Council Strategic Governance Review consultation</b></p>
	<p>Members <b>NOTED</b> the report.</p> <p>Cllr Edgar declared an interest in the item and abstained from the vote.</p>

	<p><b>RESOLVED:</b> that the following text is agreed and approved for submission to the Cheshire East Governance Review Consultation<sup>1</sup>:</p> <p><i>“Shavington-cum-Gresty Parish Council disagrees because the areas affected by the proposed boundary changes to Shavington-cum-Gresty broadly identify as being in Shavington-cum-Gresty. We are one parish, one community and one identity and we wish to remain as one. The Parish Council would suggest that, in line with the research carried out, the reviewed boundary lines follows:</i></p> <ul style="list-style-type: none"> <li>• <i>Beginning where Shavington Bypass intersects Rope Lane, take the boundary northwest, up Rope Lane towards the traffic lights, to where Rope Lane intersects Gresty Lane. Head east along the Shrewsbury to Crewe railway line until it aligns with the houses on Gresty Lane. Head north, crossing the railway line, following the brook with Hanbury Close to the west and Westbury Close to the east, until the stream meets Gresty Brook.</i></li> <li>• <i>Travel east along Gresty Brook until Gresty Brook meets the railway line. Follow the edge of the railway line east, then south, passing Basford Hall Sidings. Continue south until the railway line and the A500 intersect.</i></li> <li>• <i>From the A500, go west to where the current parish boundary intersects with the bypass, north of Shavington Hall. Then go south, following the current parish boundary and wrap around to where the current boundary intersects with Newcastle Road at Rose Cottage.</i></li> <li>• <i>From Rose Cottage, head west, behind Eden Vets, parallel to Newcastle Road to intersect with Stock Lane. Then go south-west, down Stock Lane, to the junction which meets with Dig Lane.</i></li> <li>• <i>Travel north-west, up Dig Lane, until it intersects with the stream. Then head west, following the stream until Haymoor Green Road. Head north and intersect with Newcastle Road. From the west of Blakelow Farm, head in a north-east direction following the line of the current boundary until it intersects with the A500. Follow the A500 east until it intersects with Rope Lane.”</i></li> </ul>
<p><b>ScG/21/12/7</b></p>	<p><b>To consider adopting the BT kiosk in Crewe Road (Shavington) and to delegate the Clerk to sign the contract on behalf of the Parish Council</b></p>
	<p>Members <b>NOTED</b> the update.</p> <p><b>RESOLVED:</b> that the BT kiosk in Crewe Road is adopted and that the Clerk is instructed to sign the contract on behalf of the Parish Council and pay the fee (£1)</p>

<sup>1</sup> Cllr Hancock left 1906hrs, Cllr Hancock re-joined the meeting at 1907hrs

<b>ScG/21/12/8</b>	<b>To note and approve payments since the previous meeting</b>
	Members <b>NOTED</b> the report.  <b>RESOLVED:</b> that the payments since the last meeting are approved.
<b>ScG/21/12/9</b>	<b>To consider to approve the next round of payments</b>
	Members <b>NOTED</b> the report.  <b>RESOLVED:</b> that the next round of payments is approved.  <b>RESOLVED:</b> that the meeting is suspended for 1930hrs to 1940hrs to allow the Parish Clerk to review planning application responses and take into account all Members comments, prior to the end of the meeting.
<b>ScG/21/12/10</b>	<b>To note the date of the next Council Meeting – 1 December 2021</b>
	Members <b>NOTED</b> the date of the next Parish Council meeting.

Meeting Closed at 1944 hrs  
Chair: Cllr B Gibbs  
Clerk: S Garnero