

**Shavington-cum-Gresty Council
Planning Committee meeting**

Main Road,
Shavington, Crewe
CW2 5DP

www.shavingtononline.co.uk



27 October 2022

To: **Members of the Planning Committee**

Dear Councillor,

You are summoned to attend the meeting of the **Planning Committee** to be held at **7:00PM** on **Wednesday 2 November 2022** at **Shavington-cum-Gresty Village Hall, 159 Main Rd, Shavington, CW2 5DP.**

Your sincerely,



Simona Garner
Parish Clerk

AGENDA

1	To receive and consider apologies for absence
2	To note declarations of Members' interest
3	To confirm and sign the minutes of the Planning Committee Meeting held on 5 October 2022 (attached)
4	Public Participation <i>A period not exceeding 20 minutes for members of the public to ask questions or submit comments</i>
5	To consider making a response to the following planning applications:

	<p>a. Application: 22/3894N Proposal: Double detached garage to front/side of dwelling Location: Puseydale Farm, MAIN ROAD, SHAVINGTON, CW2 5DY National Grid Ref: 369336.0965 351476.7218</p> <p>b. Application: 22/4126N Proposal: Amendment to previously approved application 21/2214N for single and two storey extension Location: 37, PARK ESTATE, SHAVINGTON, CW2 5AW National Grid Ref: 370615.9118 352326.3707</p>
6	To consider making responses to any urgent planning application consultations that have arisen since this agenda was published
7	To note and consider the latest update of the ScG Parish Council – Planning Application Record (attached)
8	To note the date of the next Planning Committee Meeting – 7 December 7PM

Shavington-cum-Gresty Council
Planning Committee meeting
Main Road,
Shavington, Crewe
CW2 5DP



MINUTES of the meeting held on **Wednesday 5 October 2022**

In attendance: Adams, Ferguson, K Gibbs, Jones, McIntyre, Wain

ScG PC/22/5/1	To receive apologies for absence¹
	Apologies were received and accepted from Cllr Moore
ScG PC/22/5/2	To note declarations of Members' interest
	No declaration was made.
ScG PC/22/5/3	To confirm and sign the minutes of the Planning Committee Meeting held on 7 September 2022
	RESOLVED: That the Minutes of the previous meeting are approved and signed as an accurate record
ScG PC/22/5/4	Public Participation <i>A period not exceeding 20 minutes for members of the public to ask questions or submit comments</i>
	No comment was raised.
ScG PC/22/5/5	To consider making a response to the following planning applications:
	a. Application: 22/2372N Proposal: Replacing garage as old one had started to fall down so building a new out of block and pitch roof Location: 2, WINCHESTER CLOSE, SHAVINGTON, CW2 5HJ

¹ Meeting started 19:06hrs

	<p>National Grid Ref: 369921.26 351467.2</p> <p>RESOLVED: No comment, providing that all regulations are met</p> <p>b. Application: 22/3674N Proposal: Non-Material Amendment to application 20/0604N Location: ELEPHANT AND CASTLE INN, 289, NEWCASTLE ROAD, SHAVINGTON, CW2 5DZ</p> <p>RESOLVED: Shavington-cum-Gresty Parish Council Planning Committee recommends that this application is called-in by the Shavington Ward Councillor, and that a firm objection is made to the application on the ground of Highways safety. Further clarifications are also requested on plans for that section Main Road.</p>
<p>ScG PC/22/5/6</p>	<p>To consider making responses to any urgent planning application consultations that have arisen since this agenda was published</p>
	<p>a. Application: 22/3775N Proposal: Advertisement consent for installation of 2no. single sides post mounted signs Location: 356, CREWE ROAD, SHAVINGTON, CW2 5AD National Grid Ref: 370999.4855 353449.9496</p> <p>RESOLVED: No comment</p> <p>b. Street Name Consultation: Case Reference Number SNN000002952</p> <p>RESOLVED: that the proposal to name the estate after Horses and Ponies, is not supported. Instead, the Planning Committee would recommend Cheshire East Council Address Management Team to re-consider the Committee's original proposal to name the estate Santune Park, and -in order to avoid duplicating any similar names already in use - the Committee instructed the Parish Clerk to provide the Address Team with a longer list of Shavington-cum-Gresty Parish Council Chairs to choose by.</p>
<p>ScG PC/22/5/7</p>	<p>To consider a proposal to reduce the speed limit in Newcastle Road</p>
	<p>Clerk briefed Councillors on the item.</p> <p>RESOLVED: that a recommendation is made to Full Parish Council to request CEC Highways to undertake a consultation in Newcastle Road in order to asses residents' view on reviewing the speed limit in the area.</p>
<p>ScG PC/22/5/8</p>	<p>To consider making a response to the Draft Developer Contribution SPD run by Cheshire East Council (all info available here: https://cheshireeast-consult.objective.co.uk/kse/event/37005)</p>

	RESOLVED: No response
ScG PC/22/5/8	To note the date of the next Planning Committee Meeting –2 November7PM
	Councillors NOTED the date of the next Planning Committee Meeting

Meeting Closed at 19:45 hrs

Chair: Cllr McIntyre

Clerk: S Garnero

DRAFT



Report Statement

Meeting: Planning Committee, 02.11.2022

Report Purpose: Planning Application Report

Version Control: v1

Author: Clerk

1. Report Summary

The report provides Members with an update about those Planning Applications that had been commented by the Planning Committee

2. Planning Application Report

STATUS	Planning Application	Planning application INFO	ScG Planning Committee COMMENTS	UPDATE	Link
REFUSED	22/3674N	Proposal: Non-Material Amendment to application 20/0604N Location: ELEPHANT AND CASTLE INN, 289, NEWCASTLE ROAD, SHAVINGTON, CW2 5DZ	Shavington-cum-Gresty Parish Council Planning Committee recommends that this application is called-in by the Shavington Ward Councillor, and that a firm objection is made to the application on the ground of Highways safety. Further clarifications are also requested on plans for that section Main Road.	Refused / 11-Oct-2022	https://docs.csheshireeast.gov.uk/NorthgatePublicDocs/08427108.pdf



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APPROVED	22/1125N	<p>c. Application: 22/1125N Proposal: Food Services Processing and Packaging Staff Facilities and Modified Parking Arrangement. Location: Baird Foods Services Limited, CREWE ROAD, SHAVINGTON, CW2 5AD National Grid Ref: 370422.45 352582.97</p>	<p>That, based on previous complaints from neighbours, the Council requests an environmental appraisal to examine the disposal of effluent and any historic issues in light of the changes proposed.</p>	<p>Approved with condition</p>	<p>https://docs.ceshireeast.gov.uk/NorthgatePublicDocs/08410792.pdf</p>
REFUSED	22/0462N	<p>g. Application: 22/0462N Proposal: Erection of timber frame and clad outdoor cat houses with exterior exercise areas Location: 35, WESTON LANE, SHAVINGTON, CHESHIRE, CW2 5AN National Grid Ref: 370827.1705 352223.37</p>	<p>See A17 PC meeting 20220406</p>	<p>Refused / 01-Aug-2022</p>	<p>https://docs.ceshireeast.gov.uk/NorthgatePublicDocs/08410614.pdf</p>



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APPROVE D	22/0496N	b. Application: 22/0496N Proposal: Detached single dwelling Location: 27, CREWE ROAD, SHAVINGTON, CW2 5JE National Grid Ref: 370235.0382 351488.356	RESOLVED: Concerns were raised about the drainage of the property (Policy 9.1.4 of Shavington-cum-Gresty Neighbourhood plan): the water should be drained into the drainage system due to the presence of a water course is within short distance. Overall, the application form needs to be reviewed to correct inaccurate or misleading information.	Approved with conditions / 09-Aug-2022	https://docs.csheshireeast.gov.uk/NorthgatePublicDocs/08412678.pdf
REFUSED	21/5216N	a. Application 21/5216N Proposal: Construction of front boundary wall and rails and alteration to existing access Location: 23, WESTON LANE, SHAVINGTON, CW2 5AN National Grid Ref: 370738.1504 352202.6729	that the proposal from Highways is supported.	Refused / 18-Jul-2022	https://docs.csheshireeast.gov.uk/NorthgatePublicDocs/08405974.pdf
APPROVE D	21/5199N	c. Application 21/5199N 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	See A12 Extra-ordianry PC meeting 20211117	Approved with conditions / 09-Sep-2022	https://docs.csheshireeast.gov.uk/NorthgatePublicDocs/08420544.pdf



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APPROVED	21/0653N	a. Application 21/0653N Proposal: 4.no detached houses and ancillary works Location: ADJ 16, HUNTERSFIELD, SHAVINGTON, CW2 5FB Deadline: 18 October 2021	See A10 PC meeting 20211006	Approved with conditions / 30-Nov-2021	https://docs.csheshireeast.gov.uk/NorthgatePublicDocs/08350795.pdf
REFUSED	20/1045N	a. Application 20/1045N Proposal: Provision of separate vehicular egress and alteration & widening of existing listed stone gate piers to allow agricultural vehicle access Location: Land North of WESTON LANE, SHAVINGTON	to restate the comments made by the Parish Council Members on April 2020	Refused / 18-Nov-2020	https://docs.csheshireeast.gov.uk/NorthgatePublicDocs/08242295.pdf
REFUSED	20/1046N	b. Application 20/1046N Proposal: Listed Building Consent for provision of separate vehicular egress and alteration & widening of existing listed stone gate piers to allow agricultural vehicle access. Location: Land North of WESTON LANE, SHAVINGTON	to restate the comments made by the Parish Council Members on March 2020	Refused / 18-Nov-2020	https://docs.csheshireeast.gov.uk/NorthgatePublicDocs/08242293.pdf



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<p style="text-align: center; color: red;">WIP</p>	<p>21/4136N</p>	<p>h. Application 21/4136N Proposal: Hybrid planning application comprising (i) A full planning application for residential dwellings (Use Class C3) with access, public open space and associated infrastructure; and (ii) An outline planning application (with all matters reserved except for means of access) for up to 700sqm of commercial development (Use Classes E and Sui Generis) Location: LAND SOUTH OF, NEWCASTLE ROAD & STOCK LANE SHAVINGTON National Grid Ref: 369982.5985 351269.6338</p>	<p>“ That the proposal submitted exceeds the number of dwellings stated in the original strategic plan for the site, and does not comply with the Shavington-cum-Gresty Neighbourhood Plan.</p> <p>That nothing more than two-story houses should be included in the plan.</p> <p>That, in the event of approval of the proposal in its current form, the Parish Council would request Cheshire East Council to apply section 106 in favour of Shavington-cum-Gresty Parish Council, to support existing community assets in the Village and community projects.”</p>		
<p style="text-align: center; color: red;">WIP</p>	<p>21/3034N</p>	<p>a. Application n. 21/3034N Proposal: Widening of existed listed gateway to provide access to agricultural land and renovation works to reinstate to an improved condition. Location: Land North of Weston Lane, existing gateway to SHAVINGTON HALL, WESTON LANE,</p>	<p>that these pillars and walls are historic monuments within the parish and are strongly of the view that they should be retained and protected, and not tampered with in any way. Any adjustments would they feel spoil the aspect and amenity of the Lane</p>		



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		<p>SHAVINGTON, CREWE, CW2 5AT National Grid Ref: 370872.0565 352222.9955 Deadline: 14th July</p>		
WIP	21/3035N	<p>b. Application 21/3035N Proposal: Listed building consent widening of existed listed gateway to provide access to agricultural land and renovation works to reinstate to an improved condition. Location: Land North of Weston Lane, existing gateway to SHAVINGTON HALL, WESTON LANE, SHAVINGTON, CREWE, CW2 5AT National Grid Ref: 370872.0565 352222.9955 Deadline: 14th July</p>	<p>RESOLVED: that these pillars and walls are historic monuments within the parish and are strongly of the view that they should be retained and protected, and not tampered with in any way. Any adjustments would they feel spoil the aspect and amenity of the Lane</p>	



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APPROVED	21/2999N	Proposal: Construction of 2 bungalows Location: 7, MAIN ROAD, SHAVINGTON, CW2 5DY National Grid Ref: 369368 351349 Deadline: 7th July	RESOLVED: that the proposal needs to be compatible with the final approved design of the planning application number 20/0604N 'Variation of Condition – Elephant & Castle Inn, 289 Newcastle Road'	Approved with conditions / 10-Aug-2021	https://docs.csheshireeast.gov.uk/NorthgatePublicDocs/08321325.pdf
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