Shavington-cum-Gresty Council Planning Committee meeting Main Road, Shavington, Crewe CW2 5DP www.shavingtononline.co.uk



30 November 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 7 December 2022 at Shavington-cum-Gresty Village Hall, 159 Main Rd, Shavington, CW2 5DP.

Your sincerely,

Simona Garnero 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 2 November 2022 (attached)						
4	Public Participation A period not exceeding 20 minutes for members of the public to ask questions or submit comments						
5	To consider making a response to the following planning applications:						

a. Application: 22/0462N

Proposal: Notification of appeal: Erection of timber frame and clad outdoor cat houses with exterior exercise areas and change of use to a dual use as

residential (C3) and cattery (sui-generis)

Location: 35, WESTON LANE, SHAVINGTON, CHESHIRE, CW2 5AN

To be submitted to: https://acp.planninginspectorate.gov.uk

b. Application: 22/4389N

Proposal: Proposed variation to previously approved extension 22/3430 -

proposed alterations and extension.

Location: 7, BURLEA DRIVE, SHAVINGTON, CW2 5BZ

National Grid Ref 369845.7264 352051.0097

c. Application: 22/4502N

Proposal: Two storey rear extension

Location: 72, CREWE ROAD, SHAVINGTON CUM GRESTY, CREWE, CW2

5DW

National Grid Ref 370240.9057 351851.8801

d. Application: 22/4667N

Proposal: Proposed two storey side extension with front end rear dormers

Location: 35, GREENFIELDS AVENUE, SHAVINGTON, CW2 5HQ

National Grid Ref 369861.1361 351489.3577

e. Application: 22/4483N

Proposal: Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets. (ref. Planning Policy Guidance Note No.8) **Location:** Crewe Road Street Works, CREWE ROAD, SHAVINGTON CW2

5DL

National Grid Ref 370128.0296 351739.0278

- 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 –11 January 2023 7PM

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



MINUTES of the meeting held on Wednesday 2 November 2022

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

ScG PC/22/6/1	To receive apologies for absence				
	No apologies were received.				
ScG PC/22/6/2	To note declarations of Members' interest				
	No declaration was made.				
ScG PC/22/6/3	To confirm and sign the minutes of the Planning Committee Meeting held on 5 October 2022				
	RESOLVED: That the Minutes of the previous meeting are approved and signed as an accurate record				
ScG PC/22/6/4	Public Participation A period not exceeding 20 minutes for members of the public to ask questions or submit comments No comment was raised.				
ScG PC/22/6/5	To consider making a response to the following planning applications:				
	 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 				
	RESOLVED: No comment				

	 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 				
	RESOLVED: No comment				
ScG PC/22/6/6	To consider making responses to any urgent planning application consultations that have arisen since this agenda was published				
	No urgent planning application consultation has arisen since the agenda was published				
ScG PC/22/6/7	To note and consider the latest update of the ScG Parish Council – Planning Application Record				
	Clerk briefed Councillors on the item ¹ .				
	Members NOTED the report.				
ScG PC/22/6/8	To note the date of the next Planning Committee Meeting –7 December 7PM				
	Councillors NOTED the date of the next Planning Committee Meeting				

Meeting Closed at 1921 hrs

Chair: Cllr McIntyre

Clerk: S Garnero

¹ Cllr Wain left the meeting at 19:10hrs

	Planning		ScG Planning Committee			
STATUS	Application	Planning application INFO	COMMENTS	UPDATE	Link	Further updates
	22/3674N	Proposal: Non-Material Amendment to application	Shavington-cum-Gresty Parish Council Planning	Refused / 11-Oct-2022		none 29.11.22
REFUSED		20/0604N Location: ELEPHANT AND CASTLE INN, 289,	Committee recommends that this application is called-in by the Shavington Ward Councillor,		blicDocs/08427108.pdf	
	22/1125N	c.Application: 22/1125N	That, based on previous complaints from	Approved with condition	https://docs.cheshireeast.gov.uk/NorthgatePu	NA
		Proposal: Food Services Processing and Packaging	neighbours, the Council requests an		blicDocs/08410792.pdf	
APPROVED		Staff Facilities and Modified Parking Arrangement. Location: Baird Foods Services Limited, CREWE	environmental appraisal to examine the disposal of effluent and any historic issues in			
		ROAD, SHAVINGTON,	light of the changes proposed.			
		CW2 5AD National Grid Ref: 370422.45 352582.97				
	22/0462N	g.Application: 22/0462N	See A17 PC meeting 20220406	Refused / 01-Aug-2022	https://docs.cheshireeast.gov.uk/NorthgatePu	Appeal made 23.11.22
		Proposal: Erection of timber frame and clad outdoor cat houses with exterior exercise areas			blicDocs/08410614.pdf	
REFUSED		Location: 35, WESTON LANE, SHAVINGTON,				
		CHESHIRE, CW2 5AN				
	22/0496N	National Grid Ref: 370827.1705 352223.37 b.Application: 22/0496N	RESOLVED: Concerns were raised about the	Approved with	https://docs.cheshireeast.gov.uk/NorthgatePu	NA
	,,,,,	Proposal: Detached single dwelling	drainage of the property (Policy 9.1.4 of	conditions / 09-Aug-	blicDocs/08412678.pdf	
		Location: 27, CREWE ROAD, SHAVINGTON, CW2 5JE National Grid Ref: 370235.0382 351488.356	Shavington-cum-Gresty Neighbourhood plan): the water should be drained into the drainage	2022		
			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			
	21/5216N	a.Application 21/5216N	information. that the proposal from Highways is supported.	Refused / 18-Jul-2022	https://docs.cheshireeast.gov.uk/NorthgatePu	nono 20 11 22
	21/3210N	Proposal: Construction of front boundary wall and	that the proposal from Fighways is supported.	Reluseu / 10-Jul-2022	blicDocs/08405974.pdf	Hone 25.11.22
REFUSED		rails and alteration to existing access				
		Location: 23, WESTON LANE, SHAVINGTON, CW2 5AN				
		National Grid Ref: 370738.1504 352202.6729				
	21/5199N	c.Application 21/5199N Proposal: Change of use of existing building to	See A12 Extra-ordianry PC meeting 20211117	Approved with conditions / 09-Sep-	https://docs.cheshireeast.gov.uk/NorthgatePu blicDocs/08420544.pdf	NA
APPROVED		provide 7 residential units for supported living		2022	bitcb0c3/00420344.pdf	
ALTROVED		Location: 1, ROPE LANE, (Junction of Main Road & Rope Lane), SHAVINGTON, CHESHIRE, CW2 5DT				
		National Grid Ref: 369885.6991 351830.5446				
	21/0653N	a.Application 21/0653N	See A10 PC meeting 20211006	Approved with	https://docs.cheshireeast.gov.uk/NorthgatePu	NA
		Proposal: 4.no detached houses and ancillary works Location: ADJ 16, HUNTERSFIELD, SHAVINGTON,		conditions / 30-Nov- 2021	blicDocs/08350795.pdf	
		CW2 5FB				
		Deadline: 18 October 2021				
	20/1045N	a.Application 20/1045N	to restate the comments made by the Parish	Refused / 18-Nov-2020	https://docs.cheshireeast.gov.uk/NorthgatePu	
		Proposal: Provision of separate vehicular egress and alteration & widening of existing listed stone gate	Council Members on April 2020		blicDocs/08242295.pdf	dismissed
REFUSED		piers to allow agricultural vehicle access				
		Location: Land North of WESTON LANE,				
	20/1046N	SHAVINGTON b.Application 20/1046N	to restate the comments made by the Parish	Refused / 18-Nov-2020	https://docs.cheshireeast.gov.uk/NorthgatePu	18.11.21 Appeal
		Proposal: Listed Building Consent for provision of	Council Members on March 2020		blicDocs/08242293.pdf	dismissed
REFUSED		separate vehicular egress and alteration & widening of existing listed stone gate piers to allow agricultural				
		vehicle access.				
		Location: Land North of WESTON LANE, SHAVINGTON				
	21/4136N	h.Application 21/4136N	" That the proposal submitted exceeds the	Approved 11.11.22	https://docs.cheshireeast.gov.uk/NorthgatePu	
		Proposal: Hybrid planning application comprising (i) A full planning application for residential dwellings	number of dwellings stated in the original strategic plan for the side, and does not		blicDocs/08435426.pdf	
		(Use Class C3) with access, public open space and	comply with the Shavington-cum-Gresty			
		associated infrastructure; and (ii) An outline planning application (with all matters reserved except for	Neighbourhood Plan.			
		means of access) for up to 700sqm of commercial	That nothing more than two-story houses			
		development (Use Classes E and Sui Generis)	should be included in the plan.			
		Location: LAND SOUTH OF, NEWCASTLE ROAD & STOCK LANE SHAVINGTON	That, in the event of approval of the proposal			
		National Grid Ref: 369982.5985 351269.6338	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."			
	21/3034N	a.Application n. 21/3034N	that these pillars and walls are historic			
		Proposal: Widening of existed listed gateway to provide access to agricultural land and renovation	monuments within the parish and are strongly of the view that they should be retained and			
		works to reinstate to an improved condition.	protected, and not tampered with in any way.			
WIP		Location: Land North of Weston Lane, existing gateway to SHAVINGTON HALL, WESTON LANE,	Any adjustments would they feel spoil the aspect and amenity of the Lane			
		SHAVINGTON, CREWE, CW2 5AT				
		National Grid Ref: 370872.0565 352222.9955 Deadline: 14th July				
	21/3035N	b.Application 21/3035N	RESOLVED: that these pillars and walls are			
		Proposal: Listed building consent widening of existed listed gateway to provide access to agricultural land	historic monuments within the parish and are			
		and renovation works to reinstate to an improved	strongly of the view that they should be retained and protected, and not tampered with			
WIP		condition.	in any way. Any adjustments would they feel			
		Location: Land North of Weston Lane, existing gateway to SHAVINGTON HALL, WESTON LANE.	spoil the aspect and amenity of the Lane			
		SHAVINGTON, CREWE, CW2 5AT				
		National Grid Ref: 370872.0565 352222.9955 Deadline: 14th July				
	21/2999N	Proposal: Construction of 2 bungalows	RESOLVED: that the proposal needs to be	Approved with	https://docs.cheshireeast.gov.uk/NorthgatePu	
APPROVED		Location: 7, MAIN ROAD, SHAVINGTON, CW2 5DY National Grid Ref: 369368 351349	compatable with the final approved design of the planning application number 20/0604N	conditions / 10-Aug- 2021	blicDocs/08321325.pdf	
		Deadline: 7th July	'Variation of Condition – Elephant & Castle Inn,			
			289 Newcastle Road'			
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