



**SHAVINGTON**  
CUM  
**GRESTY**

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

Main Road,  
Shavington, Crewe  
CW2 5DP

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26 January 2023

To: **Members of the Planning Committee**

Dear Councillor,

You are summoned to attend the meeting of the **Planning Committee** to be held at **7:30PM** on **Wednesday 1 February 2023** at **Shavington-cum-Gresty Village Hall, Main Rd, Shavington, CW2 5DP.**

Your sincerely,

Simona Garnero  
Parish Clerk

## AGENDA

<b>1</b>	To receive and consider apologies for absence
<b>2</b>	To note declarations of Members' interest
<b>3</b>	To confirm and sign the minutes of the Planning Committee Meeting held on 11 January 2023 ( <b>attached</b> )
<b>4</b>	Public Participation  <i>A period not exceeding 20 minutes for members of the public to ask questions or submit comments</i>
<b>5</b>	To consider making a response to the following planning applications:

	<p><b>a. Application:</b> 23/0088N  <b>Proposal:</b> Proposed two storey extension to rear of existing detached dormer bungalow inc. layout alterations and introduction of roof lights  <b>Location:</b> 44, WESTON LANE, SHAVINGTON, CREWE, CHESHIRE, CW2 5AN  <b>National Grid Ref</b> 370750.778 352143.6224</p> <p><b>Application:</b> 23/0097N  <b>Proposal:</b> Erection of 10 dwelling houses, landscape, private access road and associated car parking  <b>Location:</b> Gresty Road Development Site, CREWE ROAD, SHAVINGTON  <b>National Grid Ref</b> 371000.6432 353494.3729</p>
6	To consider making responses to any urgent planning application consultations that have arisen since this agenda was published
7	To receive and consider considerations on road safety hazards during peak time in Main Road and measures to mitigate risks
8	To note and consider the latest update of the ScG Parish Council – Planning Application Record ( <b>attached</b> )
9	To note the date of the next Planning Committee Meeting – <b>1 March 7PM</b>

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



**MINUTES of the meeting held on**  
**Wednesday 11 January 2023**

In attendance: Cllrs Adams, K Gibbs, McIntyre, Moore  
B Gibbs

ScG PC/22/8/1	<b>To receive apologies for absence</b>
	Apologies were received and accepted from Cllrs Jones, Ferguson, Wain.
ScG PC/22/8/2	<b>To note declarations of Members' interest</b>
	No declaration was made.
ScG PC/22/8/3	<b>To confirm and sign the minutes of the Planning Committee Meeting held on 7 December 2022</b>
	<b>RESOLVED:</b> That the Minutes of the previous meeting are approved and signed as an accurate record.
ScG PC/22/8/4	<b>Public Participation</b> <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/22/8/5	<b>To receive and consider a report from Richard Hibbert (Head of Transport and Parking at Cheshire East Council) with regards to the possible options for a S106 pedestrian crossing in Rope Lane</b>
	Richard Hibbert briefed Councillors with regards to three proposals for S106 pedestrian crossing in Rope Lane, as highlighted in his report circulated.

	<p><b>RESOLVED:</b> that Standing Orders were suspended to allow members of the public to raise questions on the three proposals</p> <p><b>RESOLVED:</b> that Standing Orders were re-introduced</p> <p><b>RESOLVED</b> that the Planning Committee does not support option 1 - toucan crossing - and option 3 - uncontrolled crossing.</p> <p><b>RESOLVED:</b> that the Planning Committee does support a highly visible controlled crossing near the entrance of Broomhall Drive, with a priority given to a puffing crossing type.</p>
ScG PC/22/8/6	<b>To consider making responses to any urgent planning application consultations that have arisen since this agenda was published</b>
	No urgent planning application consultation was received.
ScG PC/22/8/7	<b>To note and consider the latest update of the ScG Parish Council – Planning Application Record</b>
	<p>Clerk briefed Councillors on the item.</p> <p>Members <b>NOTED</b> the report.</p>
ScG PC/22/8/8	<b>To note the date of the next Planning Committee Meeting –1 February 2023 7PM</b>
	Councillors <b>NOTED</b> the date of the next Planning Committee Meeting

Meeting Closed at 20:11 hrs

Chair: Cllr McIntyre

Clerk: S Garnero

STATUS	Planning Application	Planning application INFO	ScG Planning Committee COMMENTS	UPDATE	Link	Further updates
REFUSED	22/3674N	Proposal: Non-Material Amendment to application 20/0604N Location: ELEPHANT AND CASTLE INN, 289, CW2 5AD National Grid Ref: 370422.45 352582.97	Shavington-cum-Gresty Parish Council Planning Committee recommends that this application is called-in by the Shavington Ward Councillor,	Refused / 11-Oct-2022	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08427108.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08427108.pdf</a>	none 29.11.22
APPROVED	22/1125N	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	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.	Approved with condition	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08410792.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08410792.pdf</a>	NA
REFUSED	22/0462N	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	See A17 PC meeting 20220406 + See ScG PC/22/7/5 for comment submit to appeal	Refused / 01-Aug-2022	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08410614.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08410614.pdf</a>	Appeal withdrawn 12.01.23 <a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08448593.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08448593.pdf</a>
APPROVED	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	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08412678.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08412678.pdf</a>	NA
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	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08405974.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08405974.pdf</a>	none 29.11.22
APPROVED	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-ordinary PC meeting 20211117	Approved with conditions / 09-Sep-2022	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08420544.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08420544.pdf</a>	NA
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	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08350795.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08350795.pdf</a>	NA
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	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08242295.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08242295.pdf</a>	18.11.21 Appeal dismissed
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	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08242293.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08242293.pdf</a>	18.11.21 Appeal dismissed
APPROVED	21/4136N	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	* 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.  That nothing more than two-story houses should be included in the plan.  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."	Approved 11.11.22	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08435426.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08435426.pdf</a>	
WIP	21/3034N	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, SHAVINGTON, CREWE, CW2 5AT National Grid Ref: 370872.0565 352222.9955 Deadline: 14th July	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			
WIP	21/3035N	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	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			
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	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08321325.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08321325.pdf</a>	
REFUSED	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	RESOLVED: that the Parish Council support the application, subject to the following two elements being considered: - That – in compliance with Planning Policy Guidance Note No.8, s24-sympathetic design and camouflage to minimise the impact of the development is considered - That the planning application 22/4483N' s design is integrated with the design of previously approved planning application 21/4784N	Refused 22.12.22	<a href="https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08445845.pdf">https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08445845.pdf</a>	
WIP	19/5945N	Application: 19/5945N Proposal: Proposed scout hut including change of use Location: Land Off, Gresty Lane, Shavington, Crewe, Cheshire	RESOLVED: that the original comment submitted by the Parish Council is reiterated, particularly those elements of concerns around highways, pedestrian safety, and parking.			