

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



MINUTES of the meeting held on **Wednesday 7 December 2022**

In attendance: Cllrs Adams, Ferguson, K Gibbs, Jones, McIntyre, Moore, Wain
Cllr B Gibbs¹, Buchanan², Hancock³

ScG PC/22/7/1	To receive apologies for absence⁴
	No apologies were received.
ScG PC/22/7/2	To note declarations of Members' interest
	No declaration was made.
ScG PC/22/7/3	To confirm and sign the minutes of the Planning Committee Meeting held on 2 November 2022
	RESOLVED: That the Minutes of the previous meeting are approved and signed as an accurate record.
ScG PC/22/7/4	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/22/7/5	To consider making a response to the following planning applications:

¹ Cllr B Gibbs joined the meeting at 19:27hrs

² Cllr Buchanan join the meeting at 19:56hrs

³ Cllr Hancock join the meeting at 20:02 hrs

⁴ Meeting started at 19:02hrs

RESOLVED: that Standing Orders are suspended to allow members of the public to make a representation⁵

RESOLVED: that the Standing Orders are resumed

RESOLVED: that the meeting is suspended at 19:32hrs

RESOLVED: that the meeting is resumed at 19:54hrs

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>

RESOLVED: The Parish Council supports the LPA decision, on the reasons given by the LPA for the refusal of the planning application.

However, it was noted that it was not clear how and in which measure the LPA considered the Shavington-cum-Gresty Neighbourhood Plan, and assessed the Parish Council's concerns with regards to the following policies: COM1 – Community Facilities, TRA2 – Parking, and ECON1 – Economy

With regards to the appeal statement presented, the Parish Council identified several inconsistencies, for examples:

- A statement¹ that block C has 'not yet been erected'. This is not true – block C was erected but in contravention of the applicant's own drawings supplied to Cheshire East as part of the planning application, and was later demolished. The assumption should be, therefore, that block C will be restored at some point.
- A statement² that 'there is no planning reason why a residential property owner cannot house as many cats as they would like'. Presumably the same statement applies to a property tenant, as is the case here (the cat-breeding business registered at 35 Weston Lane is under a different name than that of the planning applicant). The assumption of the Parish Council is that registered businesses need to comply with planning policy as businesses, not as domestic residents
- The registration of Rudycats Maine Coons Ltd. with Cheshire East's Animal Welfare & Licensing officer shows the business registered as a

⁵ Cllr B Gibbs joined the meeting

'Pet Shop'. In fact, there appear to be two operations licensed by Cheshire East at 35 Weston Lane, the second being 'Wild Blue Maine Coons'.

- The appeal statement also states that both applicants live in the property and that the property is used as family residence, which is an incorrect information

Also, the Parish Council resolved to reiterate its previous comments, and again object to the plans on the basis that:

- There is no plan for deliveries of supplies (e.g. litter, food, medication) in association with the business
- There is no plan for the removal of waste
- There is conflicting information regarding viewings and collections of cats
- Regardless of the drive space at the front of the property there is no turning circle for visitors to allow safe egress onto Weston Lane
- There is no maintenance plan for the decking area, and no plan for accessing the cattery panels that sit adjacent to the boundary
- Clarity is needed on the dispersal of surface water

The Parish Council would contend that a large-scale cat breeding business such as that registered at 35 Weston Lane should require an appropriate change of use through planning consent. The assertion by the appellant, that compliance with policies SE12 and BE1 on noise, odour and outlook grounds alone should suffice is wrong, and they should demonstrate compliance in all policy areas particularly those that have not yet been satisfied through their planning statement.

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

RESOLVED: No comments⁶

c. Application: 22/4502N

Proposal: Two storey rear extension

Location: 72, CREWE ROAD, SHAVINGTON CUM GRESTDY,
CREWE, CW2 5DW

National Grid Ref 370240.9057 351851.8801

RESOLVED: No comments

⁶ Cllr Buchanan join the meeting

	<p>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</p> <p>RESOLVED: No comments</p> <p>e. Application: 22/4483N⁷ 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</p> <p>RESOLVED: that the Parish Council support the application, subject to the following two elements being considered:</p> <ul style="list-style-type: none"> - 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
ScG PC/22/7/6	To consider making responses to any urgent planning application consultations that have arisen since this agenda was published
	<p>a. Application: 19/5945N Proposal: Proposed scout hut including change of use Location: Land Off, Gresty Lane, Shavington, Crewe, Cheshire</p> <p>RESOLVED: that the original comment submitted by the Parish Council is reiterated, particularly those elements of concerns around highways, pedestrian safety, and parking.</p>
ScG PC/22/7/7	To note and consider the latest update of the ScG Parish Council – Planning Application Record
	<p>Clerk briefed Councillors on the item.</p> <p>Members NOTED the report.</p>
ScG PC/22/7/8	To note the date of the next Planning Committee Meeting –11 January 2023 7PM

⁷ Cllr Hancock join the meeting

	Councillors NOTED the date of the next Planning Committee Meeting

Meeting Closed at 2012 hrs

Chair: Cllr McIntyre

Clerk: S Garnero