



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

Main Road,
Shavington, Crewe
CW2 5DP

www.shavingtononline.co.uk

24 May 2023

To: **Members of the Planning Committee**

Dear Councillor,

You are summoned to attend the meeting of the **Planning Committee** to be held at **7:00PM** on **Wednesday 7 June 2023** at **Shavington-cum-Gresty Village Hall, 159 Main Rd, Shavington, CW2 5DP.**

Your sincerely,

Simona Garner
Parish Clerk

AGENDA

1	To elect the Chair and Deputy Chair
2	To receive and consider apologies for absence
3	To confirm and sign the minutes of the Planning Committee Meeting held on 5 April 2023 (attached)
4	To note the Term of References for the Planning Committee (attached)
5	To note declarations of Members' interest
6	Public Participation

	<i>A period not exceeding 20 minutes for members of the public to ask questions or submit comments</i>
7	To consider making a response to the following planning applications:
	a. Application: 23/1834N Proposal: Front and rear dormer extensions to be added to the property to provide 3 bedrooms and an upstairs bathroom Location: 4, DELVES CLOSE, SHAVINGTON, CW2 5EX National Grid Ref: 369771 351667
8	To consider making responses to any urgent planning application consultations that have arisen since this agenda was published
9	To receive and consider the latest update of the ScG Parish Council – Planning Application Record (attached)
10	To note the date of the next Planning Committee Meeting – 5 July 7PM

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



MINUTES of the meeting held on **Wednesday 5 April 2023**

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

Cllr B Gibbs

ScG PC/22/11/1	To receive apologies for absence¹
	No apologies were received.
ScG PC/22/11/2	To note declarations of Members' interest
	No declaration was made.
ScG PC/22/11/3	To confirm and sign the minutes of the Planning Committee Meeting held on 1 March 2023
	RESOLVED: That the Minutes of the previous meeting are approved and signed as an accurate record.
ScG PC/22/11/4	Public Participation <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 application 23/1150N
ScG PC/22/11/5	To consider making a response to the following planning applications a. Application: 23/0801N Proposal: Single storey rear and side extensions with external render throughout and an oak framed front porch

¹ Meeting started at 1904 hrs

Location: 7, EDWARDS CLOSE, SHAVINGTON, CW2 5BU
National Grid Ref 370021.4996 352047.0398

RESOLVED: No comments

b. Application: 23/1023N

Proposal: Two storey gable extension, with loft conversion.

Location: 83 , Park Estate, Shavington, Cheshire East, CW2 5AW

National Grid Ref 370702.4554 352179.6898

RESOLVED: No comments

c. Application: 23/0983N

Proposal: Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.

Location: H3G 1, Crewe Road street works, Crewe Road, Shavington, CW2 5DL

National Grid Ref 370093.59 351739.06

The enclosed application seeks a determination as to whether the prior approval of this Council will be required to the siting and appearance of the proposed development. Advice on the procedure is contained within Planning Policy Guidance Note No.8.

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 23/0983N design is integrated with the design of previously approved planning application 21/4784N

d. Application: 23/1150N

Proposal: Two storey side extension, ground floor rear extension and change of use of the existing dwelling house to C2, residential accommodation for vulnerable children

Location: 245, Newcastle Road, Blakelow, Cheshire East, CW5 7ET

RESOLVED: that sufficient supporting information about the change of use should be provided and cross checked to make sure they comply with relevant planning regulation.

That concerns are raised around adequate car parking provisions as per Shavington-cum-Gresty Neighbourhood Plan TRA2.

That concerns on potential overdevelopment need to be addressed, as per planning policies.

	That design and asset statements should address elements such waste, deliveries, commercial contracts, vehicles access, and utilities that need to be supplied.
ScG PC/22/11/6	To consider making responses to any urgent planning application consultations that have arisen since this agenda was published
	No urgent planning application consultation was received.
ScG PC/22/11/7	To note and consider the latest update of the ScG Parish Council – Planning Application Record
	Members NOTED the Planning Application Record

Meeting Closed at 20:01 hrs

Chair: Cllr McIntyre

Clerk: S Garnero



Report Statement

Meeting: Planning Committee

Report Purpose: To present Committee ToR

Version Control: v1

Author: Clerk

1. Report Summary

The report presents the Committee ToR for 2023/24

2. Background

On 17 May 2023 the Parish Council approved the Committees Term of References.

3. Position

Members are asked to note the Committee Term of Reference for 2023/24

4. Governance

ScG Parish Council Standing Order
LGA 1972

5. Financial Impact

None

6. Resource Impact

None

7. Wards Affected

All

8. Conclusions

Members are asked to note the Committee Term of Reference.



PLANNING COMMITTEE

Approved by Shavington cum Gresty Parish Council on 17.05.2023

8 Members of the Authority	Quorum 3
Meeting will take place monthly	
<p>To oversee all planning, environmental and regulatory matters, and to recommend policy to Council on these matters including housing and transportation.</p> <p>All non-committee members may attend meetings of the Committee except for confidential and speak at the Chairman's discretion but are unable to vote.</p>	
Function of the Council Column 1	Delegation of Function Column 2
<p>Planning and Development Control</p> <p>To make observations on all Planning applications; Listed Building applications; Conservation Area consents; Certificates of Existing or Proposed Lawful Use or Development; Display of Advertisement Regulations; and development involving telecommunications, including prior notification determinations</p> <p>Referring any Planning enforcement issue to the principal Council</p> <p>3 To make observations on all planning aspects and licensing aspects of waste applications or mineral applications.</p> <p>4 To comment on Tree Preservation applications or the making of Orders.</p> <p>5. To respond to consultations from adjoining authorities outside of Cheshire East Borough.</p>	<p>Committee</p> <p>Parish Clerk after consultation with Members, if there is not time for reference to Committee, subject to reporting the matter to the next meeting.</p> <p>Committee may decide that with a major or particularly controversial application, to make recommendations for determination by Council.</p> <p>Parish Clerk</p> <p>Committee</p> <p>Committee</p> <p>Parish Clerk after consultation with Members, if there is not time for reference to Committee, subject to reporting the matter to the next meeting.</p> <p>Committee</p> <p>Parish Clerk after consultation with Members, if there is not time for reference to Committee, subject to reporting the matter to the next meeting.</p>



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<p>6. To make observations on Planning consultation documents from Cheshire East Council or other bodies.</p>	<p>Committee, except Local Plan or HS2 Project which are reserved for Council.</p>
<p>7. To make observations at the time of planning appeals and to authorise witnesses on behalf of the Council.</p>	<p>Committee</p>
<p>8.To make observations on Hazardous Substance applications.</p>	<p>Committee</p>
<p>9.Making observations on applications for amendments to planning and other related consents previously granted by any authority or making observations on applications for the discharge of conditions in respect of planning permissions and other related consents issued.</p>	<p>Committee</p>
<p>10.Making observations on applications and other actions in relation to hedge rows.</p>	<p>Committee</p>
<p>11. Making observations and recommendations on Street naming or numbering.</p>	<p>Parish Clerk after consultation with Members, if there is not time for reference to Committee, subject to reporting the matter to the next meeting.</p>
<p>12. To liaise with the district council on any matter relating to building control.</p>	<p>Committee</p>
<p>13. To monitor proposals from developers under Section 106 Agreements or Community Infrastructure Levy.</p>	<p>Parish Clerk</p>
<p>14.To request a Cheshire East councillor to “call in” applications to be determined by the Development Control Committee.</p>	<p>Committee Parish Clerk with the written approval of all Committee members, if there is not time for reference to Committee, subject to reporting the matter to the next meeting.</p>



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<p>15.To undertake the Council's role in the making, review or management of conservation areas</p>	<p>Committee</p>
<p>Strategic Planning</p> <p>1.Making observations on Local Plan, HS2 Project or Waste and Mineral Plans</p> <p>2.Making observations on supplementary planning documents or non-statutory plans.</p> <p>3.To oversee the Council's role in preparing, reviewing and monitoring the Neighbourhood Plan.</p> <p>4.Planning Guidance and Policy by the Parish Council</p>	<p>Council on the advice of Committee for Local Plan & HS2 Project. Committee for Waste & Mineral Plans.</p> <p>Committee</p> <p>Committee Approval of Plan reserved to Council.</p> <p>Committee to oversee and recommend Approval reserved to Council</p>
<p>Licensing</p> <p>1.Making observations on any matter relating to gaming or gambling</p> <p>2.Making observations on applications and other matters under the Licensing legislation.</p>	<p>Committee</p> <p>Committee Parish Clerk after consultation with Members, if there is not time for reference to Committee, subject to reporting the matter to the next meeting.</p>
<p>Housing</p> <p>1.Parish Council Policy or response to consultation on Cheshire East Policy.</p> <p>2.To take a lead on other housing matters including landlord supervision and design guidance.</p>	<p>None, but on advice from Committee.</p> <p>Committee.</p>
<p>Environment & Sustainability</p> <p>1.To promote the environmental wellbeing of the Parish.</p>	<p>Policy reserved by Council on recommendation of Committee Committee under the direction of Council Parish Clerk for operational matters</p>



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<p>2.Conservation of the built & natural environment</p> <p>3.To lead on the sustainability of the Council as an organisation and to approve and action environmental audits.</p> <p>4.Issues involving ancient monuments & areas of archaeological interest.</p> <p>5.To promote environmental awareness.</p> <p>6.To lead the Parish to address climate change, sustainability and transition.</p>	<p>Strategic overview to Committee within budget Operational management to Parish Clerk</p> <p>Strategic overview to Committee within budget. Operational management to Parish Clerk</p> <p>Strategic overview to Committee Parish Clerk for operational matters.</p> <p>Strategic overview to Committee Parish Clerk for operational matters.</p> <p>Strategic overview to Committee Parish Clerk for operational matters.</p>
<p>Environmental & Public Health</p> <p>1.Power to utilise well, spring or stream to provide facilities for water supply, Public Health Act 1936, S125 and power to deal with ponds & ditches, Public Health 1936, S260.</p> <p>2. To liaise with the relevant authorities in cases of public health/ environmental nuisance, drainage matters, pollution, or animal welfare issue.</p> <p>3.To make observations on any public health/ environmental licence or registration application (other than under the Licensing Act).</p> <p>Waste & recycling</p>	<p>Power & Strategic overview to Committee Operational management to Parish Clerk</p> <p>Petitions to Committee Parish Clerk in other cases</p> <p>Committee Parish Clerk in consultation with Chair of the Committee in cases of urgency</p> <p>Strategic overview to Committee Operational management to Parish Clerk</p>
<p>Strategic Highways & Transportation</p> <p>1.To take policy lead on the Local Transport Plan and general</p>	<p>Committee for strategic overview & to advise Council.</p>



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<p>transportation issues including HS2 related activities.</p> <p>2.To respond to consultation on any temporary or permanent highways changes.</p> <p>3.Power to complain to Highway authority as to unlawful stopping up or obstruction of highway or unlawful encroachment on roadside land.</p> <p>4.Consent for ending maintenance at public expense or stopping up or diversion of highway</p>	<p>Parish Clerk for operational matters</p> <p>Committee Parish Clerk after consultation with Members, if there is not time for reference to Committee, subject to reporting the matter to the next meeting.</p> <p>Committee Parish Clerk after consultation with Members, if consensus view</p> <p>Committee</p>
<p>Commemorative Bench Trail</p> <p>1.To oversee the Commemorative Bench Trail and to respond to residents' application</p> <p>2.To identify and approve location of Commemorative Bench Trail in the Parish</p> <p>3.To authorise removal or re-placement of benches</p>	<p>Committee Parish Clerk after consultation with Members, if there is not time for reference to Committee, subject to reporting the matter to the next meeting.</p> <p>Committee</p> <p>Committee Parish Clerk after consultation with Members, if there is not time for reference to Committee, subject to reporting the matter to the next meeting.</p>

NB. Any actions delegated to the Parish Clerk/Proper Officer may in his/her absence be undertaken by the nominated deputy or deputies, if the matter cannot wait until the Parish Clerk's return.



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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,	Shavington-cum-Gresty Parish Council Planning Committee recommends that this application is called-in by the Shavington Ward Councillor,	Refused / 11-Oct-2022	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08427108.pdf	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	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08410792.pdf	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	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08410614.pdf	Appeal withdrawn 12.01.23 https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08448593.pdf
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	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08412678.pdf	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	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08405974.pdf	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	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08420544.pdf	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	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08350795.pdf	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	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08242295.pdf	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	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08242293.pdf	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	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08435426.pdf	
REFUSED	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	Finally disposed of under Article 40 (13) 02.02.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08453152.pdf	
REFUSED	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	Finally disposed of under Article 40 (13) 02.02.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08453153.pdf	
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.cheshireeast.gov.uk/NorthgatePublicDocs/08321325.pdf	
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	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08445845.pdf	
WITHDRAWN	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.	16.03.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08463591.pdf	

WIP	23/1623N	a.Application: 23/1623N Proposal: Two storey and single storey extension(s) to rear, loft conversion with new gable end and dormer to rear elevation, re-submission of application No 23/0414N Location: 21, CREWE ROAD, SHAVINGTON, CHESHIRE, CW2 5JE National Grid Ref: 370218.5104 351440.3196	RESOLVED: that any points raised by the Local Planning Authority for the refusal of Planning application No 23/0414N is applied and considered for the current application			
WITHDRAWN	23/1383N	c.Application: 23/1383N Proposal: Continuation of existing boundary fence on privately owned land to prevent current issue of trespass and damage to property, where land is being used as a shortcut to somewhere else. Fence to extend over one side of the front edge boundary and finish at the opposite properties boundary wall. Proposed works will have no impact upon any public highway or footpath. There is no right of pedestrian or vehicular access between the areas the fence will divide. Location: 10, THOMAS PALIN CLOSE, SHAVINGTON, CW2 5FS National Grid Ref 370285.2073 351850.8337	RESOLVED: that the application is supported in principle, subject to the boundary fence being in line with the character of the area.	11.05.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08476001.pdf	
REFUSED	23/0983N	c.Application: 23/0983N Proposal: Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets. Location: H3G 1, Crewe Road street works, Crewe Road, Shavington, CW2 5DL National Grid Ref 370093.59 351739.06 The enclosed application seeks a determination as to whether the prior approval of this Council will be required to the siting and appearance of the proposed development. Advice on the procedure is contained within Planning Policy Guidance Note No.8.	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 23/0983N design is integrated with the design of previously approved planning application 21/4784N	04.05.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08474535.pdf	
WIP	23/1150N	d.Application: 23/1150N Proposal: Two storey side extension, ground floor rear extension and change of use of the existing dwelling house to C2, residential accommodation for vulnerable children Location: 245, Newcastle Road, Blakelow, Cheshire East, CW5 7ET	RESOLVED: that sufficient supporting information about the change of use should be provided and cross checked to make sure they comply with relevant planning regulation. That concerns are raised around adequate car parking provisions as per Shavington-cum-Gresty Neighbourhood PlanTRA2. That concerns on potential overdevelopment need to be addressed, as per planning policies. That design and asset statements should address elements such waste, deliveries, commercial contracts, vehicles access, and utilities that need to be supplied.			