Shavington-cum-Gresty Parish Council Planning Committee 04.10.2023 Agenda



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

26 September 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 4 October 2023** at **Shavington-cum-Gresty Village Hall, Main Rd, Shavington, CW2 5DP.**

Your sincerely,

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Simona Garnero Parish Clerk

AGENDA

To receive and consider apologies for absence
To note declarations of Members' interest
To confirm and sign the minutes of the Planning Committee Meeting held on 6 September 2023 (attached)
Public Participation
A period not exceeding 20 minutes for members of the public to ask questions or submit comments
To consider making a response to the following planning applications:

	 a. Application: 23/3613N Proposal: 1no building mounted fascia sign displaying company name and logo Location: BASFORD WEST DEVELOPMENT SITE, JACK MILLS WAY, SHAVINGTON, CHESHIRE National Grid Ref: 371207.9281 353051.1417
6	To consider making responses to any urgent planning application consultations that have arisen since this agenda was published
7	To consider addressing an enquiry from Highways with regards to extend the 30mph section of Crewe Road up to A500 overbridge
8	To receive and consider a proposal for the establishment of a Local Plan Review Working Group and Terms of Reference (attached). To consider appointing Members to sit in the Working Group.
9	To consider making a representation to the Parking Review and Public consultation 2023 run by Cheshire East Council (link to proposal here: <u>https://www.cheshireeast.gov.uk/car-parks-and-</u> <u>parking/reviews_and_consultations/reviews_and_consultations.aspx</u>)
10	To consider making a representation to the Signalised Pedestrian Crossing – Rope Lane, Shavington Consultation run by Cheshire East Council (attached)
11	To receive and consider the latest update of the ScG Parish Council – Planning Application Record (attached)
12	To note the date of the next Planning Committee Meeting – 1 November 7PM

Shavington-cum-Gresty Parish Council Planning Committee Meeting 06.09.2023 Minutes

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



MINUTES of the meeting held on Wednesday 6 September 2023

In attendance: Cllrs Ferguson, K Gibbs, Hancock, R Jones, S Jones, McIntyre,

ScG PC/23/04/1	To receive and consider apologies for absence
	Apologies were received and accepted from Cllrs McHugh and Wain.
ScG PC/23/04/2	To note declarations of Members' interest
	Cllr K Gibbs declared an interest in item 5 (planning application: 23/3085N)
ScG PC/23/04/3	To confirm and sign the minutes of the Planning Committee Meeting held on 26 July 2023
	RESOLVED: That the Minutes of the previous meeting are approved and signed as an accurate record.
ScG PC/23/04/4	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/23/04/5	To consider making a response to the following planning applications:
	a. Application: 23/3085N
	Proposal: Left hand side two storey extension
	Location: 73A, MAIN ROAD, SHAVINGTON, CW2 5DU
	National Grid Ref: 369644.5557 351731.3098

Cllr B Gibbs, S Randle¹, Cruickshank²

¹ Joined the meeting at 19:03hrs

² Joined the meeting at 19:19 hrs

	RESOLVED: No comment
ScG PC/23/04/6	To consider making responses to any urgent planning application consultations that have arisen since this agenda was published
	No application was received.
ScG PC/23/04/7	To receive and consider an update on the Commemorative Bench trail project
	The Clerk updated Councillors with regards to the project.
	Councillors NOTED the update.
	RESOLVED: that the following three options will be shared with the applicant:
	 a. Bench in Northfield Place/Vine tree Avenue b. Refurbish and dedicate the bench in Vine Tree Avenue/Chestnut c. Bench/picnic table in Vine Tree Play area
ScG PC/23/04/8	To receive and consider the latest update of the ScG Parish Council – Planning Application Record
	Councillors NOTED the record.
ScG PC/23/04/9	To note the date of the next Planning Committee Meeting – 4 October 7PM
	Councillors NOTED the date of the next Planning Committee meeting.

Meeting Closed at 19:22 hrs

Chair: Cllr McIntyre

Clerk: S Garnero

Shavington-cum-Gresty, Planning Committee 04.10.2023 Agenda Item 8



Report Statement

Meeting:	Planning Committee	
Report Purpose:	To provide Members with information with regard to the establishment of a Local Plan Revie	w Working Group
Version Control:	v1	
Author:	Clerk	

1. Report Summary

The report aims to provide Councillors with information with regard to the establishment of a Local Plan Review Working Group

2. Background

Since the approval of the ScG Neighbourhood plan, lots of changes in regulations and law have happened.

3. Position

In order to address those changes, and ensure that the Plan is still relevant and up-to-date, it is then suggested to the Committee to consider the establishment of a Local Plan Review Working Group (attached the DRAFT ToR)

4. Governance

Planning Committee ToRs

5. Financial Impact

Nil

6. Resource Impact

Clerk time

7. Conclusions

Members are asked to note the report and:

- a. Approve the establishment of the Local Plan Review Working Group and Terms of Reference attached
- b. Approve the establishment of the Local Plan Review Working Group, approve the Group of ToR subject to amendments being made
- c. Not approve the establishment of the Local Plan Review Working Group

8. Consideration Sought

Shavington-cum-Gresty, Planning Committee 04.10.2023 Agenda Item 8

That the Working Group is established



Shavington-cum-Gresty, Planning Committee 04.10.2023 Agenda Item 8

Appendix 1

Local Plan Review Working Group Terms of Reference



SCOPE

- a) The Local Plan Review Working Group is a working group whose purpose is to advise Officers and Members in reaching any decisions to moving forward with the ScG Neighbourhood plan.
- **b)** The working group compromises of Councillors and non-Councillors members.
- c) The Chair Planning Committee should chair the Working Group, or in their absence the Deputy-Chair of the Planning Committee
- **d)** The Working Group has no decision making powers but its recommendations (albeit of a majority) will be reported directly to the Authority or the relevant Committee;

TERMS OF REFERENCE

- a. The terms of reference of the group are to:
 - a. Keep Members informed about progress on the Review of the Shavingtoncum-Gresty Neighbourhood Plan
 - b. Actively involve Members in the Review of the Shavington-cum-Gresty Neighbourhood Plan, drawing upon their local knowledge and abilities to inform from the perspective of the Planning Committee
 - c. Champion the Local Plan Review within respective groups

FREQUENCY OF MEETINGS

The frequency of meetings will be informed by the key stages in the Local Plan Review.



Report Statement

Meeting:	Planning Committee	5П
Report Purpose:	To provide Councillors copy of the Rope Lane consultation run by CEC	
Version Control:	v1	
Author:	Clerk	

1. Report Summary

The report provides a copy of the Rope Lane Consultation as shared by Cheshire East Council

2. Background

Clerk was emailed a copy of the consultation run by Cheshire East Council on its proposal for a pedestrian crossing in Rope Lane, Shavington. Letter is attached to this report

3. Position

Councillors are asked to note the report and to consider whether or not making a representation

4. Governance

Planning Committee ToR

5. Financial Impact

Nil

6. Resource Impact

Clerk time

7. Consideration Sought

Councillors are asked to note the report and to consider whether or not making a representation



To the Owner/Occupier

Cheshire East Highways

6th Floor, Delamere House **Delamere Street** Crewe, Cheshire CW1 2LL

Tel 0300 123 5020 Email: Consultations@cheshireeasthighways.org

Date: 18 September 2023 REF: S106-835-Rope Lane, Shavington

RE: Signalised Pedestrian Crossing – Rope Lane, Shavington

Dear Sir/Madam,

Following a developer funding agreement (S106) associated with the Wain Homes planning development on Rope Lane, Shavington (Broomhall Drive Estate, Shavington) Cheshire East Highways have undertaken various consultation options for a controlled pedestrian crossing.

The options previously consulted have consisted of a 'Toucan', 'Puffin' and uncontrolled crossing types. Cheshire East Highways have reviewed and taken into consideration all comments received from residents, the local ward member and parish council and will be progressing the 'puffin type' controlled crossing for formal consultation with the wider general public.

The formal consultation will start on the 18/09/2023 and consist of a 3-week period for residents and the wider public to comment on the proposal.

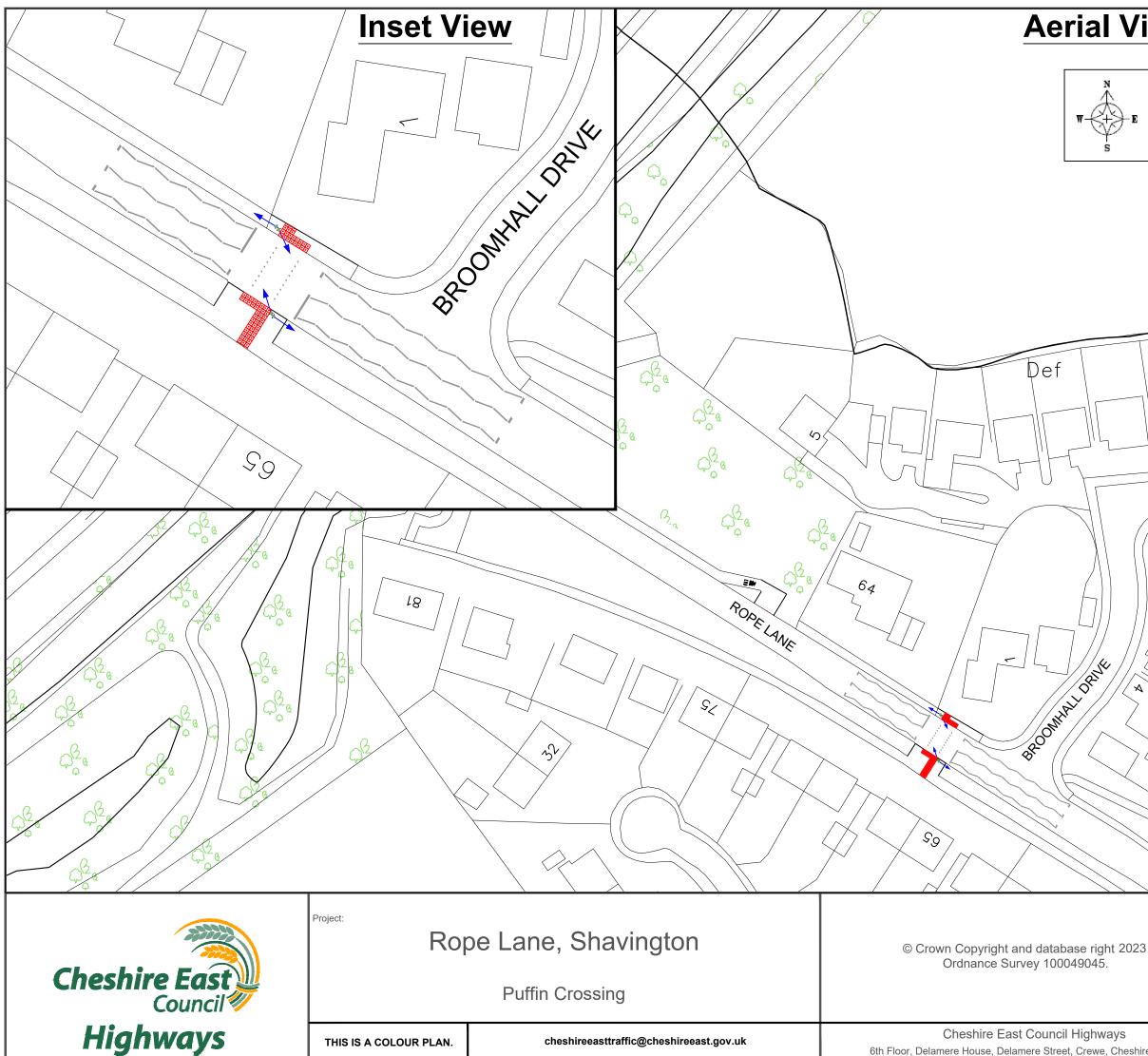
As a resident I would appreciate any comments you may have by the 06/10/2023, this can be done either by post or email.

Yours faithfully,

T. I.POTIS

Thomas Potts

Senior Engineer | Cheshire East Highways



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289 Newcastle Road'	APPROVED		National Grid Ref: 369368 351349	the planning application number 20/0604N			
				289 Newcastle Road'			
22/4483N Proposal: Proposed 5G telecoms installation: H3G 20m street pole ResoluteDet the application, subject to the Parish Council support blicDocs/08445845.pdf		22/4483N			Refused 22.12.22		
and additional equipment cabinets. (ref. Planning following two elements being considered:			and additional equipment cabinets. (ref. Planning	following two elements being considered:			
Policy Guidance - That – in compliance with Planning Policy Note No.8) Guidance Note No.8, s24-							
Location: Crewe Road Street Works, CREWE ROAD, SHANNGTON CW2 SDL	REFLISED		Location: Crewe Road Street Works, CREWE ROAD,	sympathetic design and camouflage to			
National Grid Ref 370128.0296 351739.0278 minimise the impact of the development is considered	MEPOSED						
- That the planning application 22/4483N' s				- That the planning application 22/4483N' s			
design is integrated with the design of previously approved planning			1	design is integrated with	1	1	1
application 21/4784N							

	19/5945N	Application: 19/5945N Proposal: Proposed scout hut including change of	RESOLVED: that the original comment submitted by the Parish Council is	16.03.2023	https://docs.cheshireeast.gov.uk/NorthgatePu blicDocs/08463591.pdf
WITHDRAWN		use Location: Land Off, Gresty Lane, Shavington, Crewe, Cheshire	reiterated, particularly those elements of concerns around highways, pedestrian safety, and parking.		
APPROVED	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	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	08.06.2023	https://docs.cheshireeast.gov.uk/NorthgatePu blicDocs/08482043.pdf
		Location: 21, CREWE ROAD, SHAVINGTON, CHESHIRE, CW2 5JE National Grid Ref: 370218.5104 351440.3196			
	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	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/NorthgatePu blicDocs/08476001.pdf
WITHDRAWN		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			
	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	RESOLVED: that the Parish Council support the application, subject to the following two elements being considered: - That – in compliance with Planning Policy Guidance Not No.8, s24-	04.05.2023	https://docs.cheshireeast.gov.uk/NorthgatePu blicDocs/08474535.pdf
REFUSED		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.	sympathetic tesign and carmouflage 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		
	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 adquate car parking provisions as per Shavington-cum- Gresty Neighbourood PlanTRA2.		
WIP			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.		
WITHDRAWN	Application: 23/1993N	Proposal: Proposed Multi Use Games Pitch Location: Shavington Primary School, SOUTHBANK AVENUE, SHAVINGTON, CREWE, CHESHIRE, CW2 SBP National Grid Ref: 370128.6468 351948.4126	RESOLVED: that the planning application in is current form is not supported, due to several contradictions between the form submitted by the applicant and the information provided, such the inclusion in drawing of a Nursery Unit. That Planning Officer should challenge the details in the application and provide adequate reassurance on the intent of the application and what it does cover.	28.07.2023	https://docs.cheshireeast.gov.uk/NorthgatePu blicDocs/08495153.pdf
WIP	Application: 23/1451N	b.Application: 23/1451N Proposal: Proposed three vehicle detached garage to house vehicles and ground implements with hay store to rear. Location: Greenbank Farm, CREWE ROAD,	RESOLVED: that comments raised by the Nature Conservation Officer need to be taken into account.		