



SHAVINGTON
CUM
GRESTY

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

Main Road,
Shavington, Crewe
CW2 5DP

www.shavingtononline.co.uk

27 November 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 6 December 2023** at **Shavington-cum-Gresty Village Hall, 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 4 October 2023 (attached)
4	Public Participation <i>A period not exceeding 20 minutes for members of the public to ask questions or submit comments</i>
5	To consider making a response to the following planning applications:

	<p>a. Application: 23/3937N Proposal: Two storey and single storey extension(s) to rear, loft conversion with new gable end and dormer to rear elevation with Velux roof light(s) to front elevation roof Location: 21, CREWE ROAD, SHAVINGTON, CHESHIRE, CW2 5JE National Grid Ref: 370218.5104 351440.3196</p> <p>b. Application: 23/4098N Proposal: Replace gas combi boiler with Daiken heat pump (external location) and hot water cylinder. Location: 6, CHARLES KIRK PLACE, SHAVINGTON, CW2 5FR National Grid Ref: 370446.41 351902.19</p> <p>c. Application: 23/4265N Proposal: Application for rear elevation garden room already built - retrospective permission required Location: 73A, MAIN ROAD, SHAVINGTON, CW2 5DU National Grid Ref: 369644.5682 351731.3268</p> <p>d. Application: 23/4327N Proposal: Rear single storey extension. Location: 62, OSBORNE GROVE, SHAVINGTON, CREWE, CHESHIRE, CW2 5BY National Grid Ref: 370115 352034</p> <p>e. Application: 23/0097N (REVISED PLAN) Proposal: Erection of 10 dwelling houses, landscape, private access road and associated car parking Location: Gresty Road Development Site, CREWE ROAD, SHAVINGTON</p> <p>f. Appeal Application: 23/0983N (https://acp.planninginspectorate.gov.uk) Proposal: Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets. Location: Crewe Road street works, Crewe Road, Shavington, CW2 5DL</p> <p>g. Application: 23/4417N Proposal: Advertisement consent for building identification and wayfinding signage. Location: Alexandra Mill, 356, CREWE ROAD, SHAVINGTON, CW2 5AD National Grid Ref: 371002.7927 353451.6107</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 the latest update of the ScG Parish Council – Planning Application Record (attached)

8	To note the date of the next Planning Committee Meeting – 10 January 2024 7PM
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Shavington-cum-Gresty Council
Planning Committee meeting
Main Road,
Shavington, Crewe
CW2 5DP



MINUTES of the meeting held on **Wednesday 4 October 2023**

In attendance: Cllrs Ferguson, K Gibbs, Hancock, McIntyre

Cllr Cruickshank¹, Cllr B Gibbs²

ScG PC/23/05/1	To receive and consider apologies for absence³
	Apologies were received from Cllrs McHugh, S Jones, R Jones, Wain.
ScG PC/23/05/2	To note declarations of Members' interest
	Cllr K Gibbs declared a not pecuniary interest in item 6.
ScG PC/23/05/3	To confirm and sign the minutes of the Planning Committee Meeting held on 6 September 2023
	RESOLVED: That the Minutes of the previous meeting are approved and signed as an accurate record.
ScG PC/23/05/4	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/23/05/5	To consider making a response to the following planning applications:
	a. Application: 23/3613N

¹ Joned at 1924hrs

² Joned 1933hrs

³ Meeting started at 1903hrs

	<p>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</p> <p>RESOLVED: No comment</p>
<p>ScG PC/23/05/6</p>	<p>To consider making responses to any urgent planning application consultations that have arisen since this agenda was published</p>
	<p>a. Application: 23/3716N Proposal: Proposed Garage Location: 22, CREWE ROAD, SHAVINGTON, CW2 5JB National Grid Ref: 370328.6788 351444.4343</p> <p>RESOLVED: No comment</p>
<p>ScG PC/23/05/7</p>	<p>To consider addressing an enquiry from Highways with regards to extend the 30mph section of Crewe Road up to A500 overbridge</p>
	<p>The Clerk updated Councillors with regards to the item.</p> <p>Councillors NOTED the update.</p> <p>RESOLVED: that standing orders are suspended in order to allow a member of the public to speak.</p> <p>RESOLVED: that the Parish Council supports the proposal to extend the 30mph section of Crewe Road up to A500 overbridge based on the followings:</p> <ul style="list-style-type: none"> a. Highway Safety b. Increased traffic volume c. Arterial pedestrian route, especially for primary school students d. New housing developments and subsequential increased number of junctions e. Safety of pedestrians, particularly school children <p>Furthermore, the Council notes that this proposal is also supported by a recommendation from the local Police Community Support Officer (PCSO).</p> <p>RESOLVED: that standing orders are reintroduced</p>

<p>ScG PC/23/05/8</p>	<p>To receive and consider a proposal for the establishment of a Local Plan Review Working Group and Terms of Reference.</p> <p>To consider appointing Members to sit in the Working Group.</p>
	<p>Councillors NOTED the report.</p> <p>RESOLVED: that standing orders are suspended in order to allow a member of the public to speak.</p> <p>Mr Atteridge briefed Councillors on the need to review the current Neighbourhood Plan.</p> <p>Councillors NOTED the report.</p> <p>RESOLVED: that the establishment of a Local Plan Review Working Group is approved.</p> <p>RESOLVED: that the Local Plan Review Working Group Terms of Reference are approved</p> <p>RESOLVED: that the following Members will sit on the Working Group:</p> <ul style="list-style-type: none"> a. Cllr McIntyre b. Cllr Ferguson c. Bill Atteridge d. Kevin Gibbs <p>RESOLVED: that standing orders are reintroduced</p> <p>RESOLVED: that all councillors will be invited to sit on the working group and that the opportunity will be shared widely with residents via social media and newsletter</p>
<p>ScG PC/23/05/9</p>	<p>To consider making a representation to the Parking Review and Public consultation 2023 run by Cheshire East Council (link to proposal here: https://www.cheshireeast.gov.uk/car-parks-and-parking/reviews_and_consultations/reviews_and_consultations.aspx)</p>
	<p>RESOLVED: that the following comment is submitted to Cheshire East Council:</p> <p>‘Shavington-cum-Gresty Parish Council object to the Parking Review Consultation – with reference to the Queen Street car park, Shavington - on the following grounds:</p> <p>1 Residential parking Predominance: the Queen Street Car Park is predominantly utilised for residential parking by Osborne Grove and Main Road</p>

	<p>residents, compromising approximately 16 properties that lack driveways. This demand exceeds the 10 available parking spaces.</p> <p>2 Potential wider displacement: there is concern that the displacement resulting from car park change may extend further than initially anticipated in the report.</p> <p>3 Unsuitable alternative: the Co-Op parking area is not considered a suitable alternative, as it consistently experiences high levels of traffic and may not adequately accommodate displaced vehicles.</p> <p>4 Cost-benefit analysis: the cost associated with installing, monitoring, and maintaining parking charge equipment is believed to outweigh the net annual revenue of £5,730.</p> <p>The Committee suggests exploring the possibility of transferring ownership of the car park to the Parish Council.'</p> <p>RESOLVED: that the consultation is shared online and resident are invited to respond to the council</p>
<p>ScG PC/23/05/10</p>	<p>To consider making a representation to the Signalised Pedestrian Crossing – Rope Lane, Shavington Consultation run by Cheshire East Council</p>
	<p>Councillors NOTED the report.</p> <p>RESOLVED: that the proposal is supported, based on the following grounds:</p> <ol style="list-style-type: none"> 1. Highways safety improvements, much needed 2. High Traffic Area, particularly by school pupils 3. Busy crossing points 4. Proximity to Broomhall Drive: it was noted that the proximity to Broomhall Drive is not unprecedented, and similar crossing are in place close to junctions in other parts of Cheshire East. This precedent supports the viability of the proposed crossing.
<p>ScG PC/23/05/11</p>	<p>To receive and consider the latest update of the ScG Parish Council – Planning Application Record</p>
	<p>Councillors NOTED the report.</p>
<p>ScG PC/23/05/12</p>	<p>To note the date of the next Planning Committee Meeting – 1 November 7PM</p>
	<p>Councillors NOTED the date of the next Planning Committee meeting.</p>

Meeting Closed at 1943 hrs

Chair: Cllr McIntyre

Clerk: S Garnero

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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	
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 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	08.06.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08462043.pdf	
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 370218.5104 351440.3196	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/08518924.pdf	- November 2023 APPEAL SUBMITTED
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.			
WITHDRAWN	Application: 23/1993N	Proposal: Proposed Multi Use Games Pitch Location: Shavington Primary School, SOUTHBANK AVENUE, SHAVINGTON, CREWE, CHESHIRE, CW2 5BP National Grid Ref: 370128.6468 351948.4126	RESOLVED: that the planning application in its 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/NorthgatePublicDocs/08495153.pdf	
WITHDRAWN	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, SHAVINGTON, CW2 5JB	RESOLVED: that comments raised by the Nature Conservation Officer need to be taken into account.	14.11.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08518605.pdf	